



GRASSROOTS
REALTY GROUP

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518 Mahogany Manor SE
Calgary, Alberta

MLS # A2331478



\$869,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,271 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, No Neighbours Bel		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Exceptional Family Home in Mahogany Garage with tandem parking for three vehicles offers an exceptional blend of style, comfort, and functionality. The welcoming foyer opens to a bright and spacious main floor featuring 9-foot ceilings, inviting living room with a cozy gas fireplace, and an elegant dining area. The gourmet kitchen is designed to impress with granite countertops, Shaker-style cabinetry accented by modern stainless steel hardware, a striking Kohler oversized white apron-front sink, tiled backsplash, and a large central island with seating. Premium stainless steel appliances include a built-in oven, range hood fan, and pantry for added convenience. The main level also includes a private office/computer room, a convenient two-piece guest bathroom, and sliding patio doors leading to the fully landscaped backyard. Enjoy outdoor entertaining on the large, sunny deck, surrounded by mature landscaping. Upstairs, you'll find four spacious bedrooms, laundry room, and a full four-piece bathroom. The impressive family/games room above the garage provides additional living space, perfect for movie nights or a children's play area. The spacious primary retreat features a luxurious five-piece ensuite and a generous walk-in closet. The unfinished basement is insulated and ready for your future development, offering 9-foot ceilings and a rough-in for a future bathroom. The mature backyard is both beautiful and productive, featuring edible Saskatoon berries, raspberry bushes, a cherry bush, and a Honey gold apple tree. As a resident, you'll enjoy exclusive access to the Mahogany Beach Club, offering outstanding year-round amenities including a fitness facility, splash park, tennis courts, fishing pier, non-motorized marina, barbecue areas, skating rink, and much more. Restaurants, shopping, grocery stores, schools, and everyday conveniences are just

minutes away. Be sure to view the full Virtual Tour to experience everything this exceptional home has to offer!