



GRASSROOTS
REALTY GROUP

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195 Mahogany Passage SE
Calgary, Alberta

MLS # A2331559



\$855,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,027 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this well-appointed family home in the highly desirable lake community of Mahogany. Prime location in a quiet cul-de-sac on a massive pie lot and minutes to the clubhouse and lake. With over 2800 sq ft of developed space, featuring 4 bedrooms, 3.5 bathrooms, and a fully finished and permitted WALK-OUT basement. As you enter the bright and inviting open concept floorplan you will notice the wide plank oak laminate flooring guiding you into the main floor. Gorgeous kitchen with crisp white cabinetry, quartz counters, upgraded stainless steel appliances, subway tile backsplash, undermount sink, pantry, and center island. Open bar ledge to the dining room with sliding doors to huge wall to wall upper balcony with gas BBQ hookup and stairs down to patio and backyard. Cozy living room with big bright windows and feature floor to ceiling brick gas fireplace. Head upstairs past the open railings to centrally located bonus room, a great space for movie nights or for the kids to play. Spacious master retreat with large walk-in closet and spa-like ensuite bathroom with dual vanities, soaker tub, and separate 10mm glass shower. Good sized 2nd and 3rd bedroom with their own adjoining 4-piece bathroom, and convenient upper laundry complete this well laid out floor. Fully finished and permitted walk-out basement features a large rec room/family room with vinyl plank flooring. Generous sized 4th bedroom with egress window and its own adjoining 3-piece bathroom makes the perfect guest space or for extended family. Walks out to the maturely landscaped and fully fenced pie lot, with big, mature trees and tons of space for kids and pets to play! Don't forget about the central air conditioning to keep you cool on these hot summer days, as well as on demand tankless hot water system to ensure even larger families don't run out. All this located in one of Calgary's

most desirable lake communities centered around the 63-acre freshwater lake, sandy beaches, and private residence clubhouse. Offering swimming, fishing, canoeing, kayaking, pedal boating, and paddleboarding in the summer... and ice skating and outdoor hockey in the winter! The community also features scenic walking paths, wetlands, playgrounds, parks and year-round recreation, along with convenient access to schools, shopping and restaurants in Mahogany Village. Commuting is a breeze with quick access to Stoney Trail, Deerfoot Trail and 52 Street SE. You owe it to your family to have a look at this stunning listing that shows 10/10!