



GRASSROOTS
REALTY GROUP

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213 Mahogany Heights SE
Calgary, Alberta

MLS # A2334054



\$624,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,578 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Mirror in Dining Room & Front Hall, 2 TV Walls Mount in Basement, Primary Bedroom Wardrobe, All built in Shelving, Pergola on Deck

Welcome to this beautifully maintained two storey home, ideally positioned at the entrance to a quiet cul-de-sac and directly across from a children's playground in the award winning lake community of Mahogany. Offering four bedrooms, three and a half bathrooms, a fully finished basement, a low-maintenance backyard, and a double detached garage, this thoughtfully designed home provides plenty of space for a growing family. Best of all, both neighbourhood schools and the West Beach entrance are within walking distance, making daily routines and summer lake days incredibly convenient. The front living room is bright and inviting, with two large windows bringing in plenty of natural light. A centrally positioned fireplace creates a warm focal point, while the display nook above provides the perfect place for artwork, décor, or a television. Just off the stairwell, a convenient pocket office offers a dedicated space for working from home, studying, or managing day-to-day tasks. A large sliding barn door with a mirrored front allows the office to be closed off when needed while helping the space feel bright and open. At the back of the home, the kitchen and dining area come together to create a functional and comfortable space for everyday living and entertaining. The kitchen features white cabinetry, black hardware, a classic subway tile backsplash, and granite countertops with warm brown veining. A large window above the sink overlooks the backyard, while the peninsula provides additional preparation space and casual bar seating. The adjacent dining area is generously sized, offering plenty of room for family dinners and larger gatherings. Upstairs, the well-planned layout includes two comfortably sized bedrooms at the back of the home, a four piece main bathroom, and conveniently located hallway laundry. At the front of the home, the spacious primary bedroom

offers both a walk-in closet and a large built-in wardrobe system, providing an impressive amount of organized storage. The four piece ensuite includes a standalone shower, a separate soaker tub and plenty of room to begin and end the day comfortably. The fully finished basement expands the home's living space with a comfortable rec room, a four-piece bathroom and a full-sized fourth bedroom with a walk-in closet extending across the back of the basement—an excellent setup for guests, teenagers, or extended family. Outside, the low-maintenance backyard has been finished entirely with decorative rock, eliminating the need for regular lawn care. A full-width deck with built in pergola provides plenty of room for outdoor furniture, barbecuing, and summer entertaining. The double detached garage is accessed from a paved rear alley and offers secure parking and additional storage. The entire front of the home has new windows that open allowing airflow throughout on warm summer days. Living in Mahogany is about more than just the home—it's about enjoying one of Calgary's most desirable four-season communities.