



GRASSROOTS
REALTY GROUP

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24 Mahogany Gardens SE
Calgary, Alberta

MLS # A2334751



\$814,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,213 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: All TV Mounts, Gas Firepit, Garage Heater, Vacuum In Garage, Garage Cabinets & Stainless Steel Wall Slats,

**** Please click on "Videos" for amazing tour ** NO CONDO FEES and one of the most immaculately kept homes you will find! This attached bungalow features: 1+2 bedrooms, 2.5 bathrooms, over 2200 sq ft developed, 10 ft ceilings on main, 9 ft ceilings in basement, insulated/heated/drywalled/exceptionally finished garage with polyaspartic flooring & cabinets & 240V, ice cold A/C, zero maintenance landscaping, cozy gas fireplace with stunning floor to ceiling ceramic slab, induction cooktop, LVP flooring, quartz counters throughout, silhouette blinds - 5 are electric with remotes, chic breakfast nook, closet built-ins, beautiful wet bar, basement steam shower, central vacuum with toe kick in kitchen, dual zone furnace, water softener, oversized/exposed aggregate patio & composite side deck and much more! Location is amazing - lake privileges, Mahogany Green Central Playground across the street, views of the lake, all the fabulous amenities at Westman Village 2 blocks away, main lake entrance 4 blocks away, accessible gates to the lake 1/2 block & 1 block away and very easy access to Stoney Trail & Deerfoot Trail!**