



GRASSROOTS
REALTY GROUP

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117 Mahogany Place SE
Calgary, Alberta

MLS # A2344103



\$1,150,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,501 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	TV Brackets, Built-In Speakers - main floor in the kitchen and on the upper floor in both the bonus room and ensuite		

Welcome to 117 Mahogany Place SE, an exceptional custom Baywest home tucked away on a QUIET CUL-DE-SAC just STEPS from MAHOGANY LAKE and conveniently located CLOSE TO BOTH MAHOGANY SCHOOL AND DIVINE MERCY CATHOLIC ELEMENTARY SCHOOL. OFFERED FOR THE FIRST TIME BY ITS ORIGINAL OWNERS, this meticulously maintained residence reflects remarkable pride of ownership and offers the feel of a nearly new home. With just over 3,500 SQ. FT. OF FULLY DEVELOPED LIVING SPACE, a beautifully developed WALKOUT BASEMENT, 4 BEDROOMS, 3.5 BATHROOMS, CENTRAL A/C, a NEW FURNACE, NEW HOT WATER TANK, DOUBLE ATTACHED GARAGE, and SEMI-PRIVATE LAKE ACCESS, this sophisticated property brings together timeless design, thoughtful functionality, and impressive spaces for both everyday living and entertaining. From the moment you step inside, the dramatic OPEN-TO-BELOW DESIGN creates an immediate sense of space and elegance. EXPANSIVE WINDOWS fill the interior with natural light, highlighting rich maple hardwood flooring and a stunning main living area anchored by a FLOOR-TO-CEILING FIREPLACE. At the heart of the home, the gourmet kitchen, which has been FRESHLY PAINTED, offers abundant cabinetry, a generous central island, and a convenient WALKTHROUGH PANTRY. The adjoining dining and living areas flow seamlessly together, creating an inviting setting for hosting family and friends or enjoying quiet evenings at home. A dedicated main-floor office provides a comfortable and private workspace. Upstairs, a spacious bonus room creates an additional place to relax and unwind. The primary retreat offers a peaceful escape with a walk-in closet and a well-appointed ensuite featuring a JETTED TUB. Two additional

generously sized bedrooms and a full bathroom complete the upper level, providing plenty of room for family and guests. The beautifully developed WALKOUT BASEMENT extends the home's living and entertaining space with a spacious recreation area, CUSTOM WET BAR, SECOND FIREPLACE, full bathroom, and FOURTH BEDROOM. Direct walkout access creates a seamless connection to the fully fenced and landscaped backyard, making this level equally suited to entertaining, accommodating overnight guests, or simply relaxing at home. Living in MAHOGANY means experiencing one of Calgary's most sought-after lake-community lifestyles. With SEMI-PRIVATE LAKE ACCESS, beaches, parks, pathways, schools, restaurants, shopping, and year-round recreation nearby, you can spend summer days by the water, explore kilometres of community pathways, or enjoy the privacy of your own retreat. Combining an exceptional cul-de-sac location with beautiful living spaces and access to everything Mahogany has to offer, 117 Mahogany Place SE is a home designed to be enjoyed for years to come. Book your private showing today!