



GRASSROOTS
REALTY GROUP

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71 Mahogany Cove SE
Calgary, Alberta

MLS # A2344206



\$1,249,999

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,756 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Street L		

Heating:	Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, stove, microwave, dishwasher, hood fan, washer & dryer, wine fridge, all window coverings, garage opener & 1 remote, air conditioner, fire pit, ceiling speakers, all wall hooks, 5 battery lights on walls with 2 remotes, remainder of New Home Warranty (expires 2030)

SEMI-PRIVATE DOCK ACCESS | FOUR BEDROOMS UPSTAIRS + BONUS ROOM | STEPS FROM MAHOGANY LAKE | Offered for the first time by its original owners, this exceptional Avi-built home is set just one row from the lake and includes access to the private dock reserved specifically for residents of Mahogany Cove and Mahogany Cape. Its central location places you within walking distance of Westman Village and its shops, restaurants and amenities, while both Mahogany School and Divine Mercy Catholic Elementary School are less than one kilometre away. Inside, nine-foot ceilings, eight-foot interior doors, triple-pane windows and engineered hardwood establish a refined foundation for the thoughtfully added custom details throughout. A private office with double sliding glass doors provides an elegant workspace, while the dining area is enhanced by a feature wall and added lighting. The living room centres around a gas fireplace, with ceiling speakers adding to the atmosphere across the main living area. The gorgeous kitchen features quartz countertops, a large island with breakfast seating, stainless steel appliances, gas range, wine fridge and a new dishwasher installed in 2026. A custom butler's pantry with quartz counters connects to the oversized mudroom, complete with extensive wall hooks and access to the oversized double attached garage with impressive 12-foot ceilings. A stylish powder room with added wall lighting completes the main level. Upstairs, four bedrooms, a spacious bonus room and an exceptionally large laundry room with tile flooring and a rough-in for a sink create a highly functional family layout. The primary retreat features an ensuite behind a sliding door, with an extra-wide soaker tub, oversized tiled shower with bench, dual sinks, quartz countertops and tile flooring, followed by an expansive

walk-in closet with built-ins. Three additional bedrooms provide excellent family space, including two with peekaboo lake views. The fully finished basement continues the nine-foot ceilings and offers a large recreation room, fifth bedroom currently finished with rubber flooring for a gym, full bathroom with a tub/shower combination, cold storage room, generous storage closet and a charming children's playhouse beneath the stairs. Outside, the private, fully fenced backyard features a 10' x 15' deck with privacy screen, patio-stone gathering spaces, numerous trees, attractive hard and soft landscaping, a gas barbecue hook-up, built-in firepit and power at the rear of the yard. The existing hot tub is not included, but the hookup remains for a future hot tub. Central air conditioning ensures year-round comfort. Beautifully finished, exceptionally located and moments from the water, this is a rare opportunity to enjoy the very best of Mahogany living.