



GRASSROOTS
REALTY GROUP

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198 Mahogany Passage SE
Calgary, Alberta

MLS # A2346435



\$749,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,411 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage		

Inclusions: Blinds, Digital Thermostat, Digital Pin pads

Welcome to this well-maintained two-storey home in the lake community of Mahogany, offering over 2,400 sq. ft. of living space, four bedrooms upstairs, an attached double garage, and an unfinished basement with future development potential. The main floor features a bright, open layout with a dedicated office, spacious living room with gas fireplace, and a white kitchen with stainless steel appliances, a large central island with sit-up breakfast bar, walk-in pantry, and plenty of cabinetry. The adjoining dining area offers large windows and direct access to the deck and private backyard. Upstairs, a large bonus room provides additional living space for a family room, playroom, or media area. All four bedrooms are located on this level, including the primary bedroom with a walk-in closet and five-piece ensuite featuring dual vanities, a soaker tub, and separate glass shower. A full bathroom and convenient upper-floor laundry complete the level. The unfinished basement offers plenty of space for future development, whether you need additional bedrooms, a recreation room, gym, or home office. Signature features of this lovely home are: 4 Upper level bedrooms, Upper-floor laundry, Attached double garage, Spacious Upper bonus room. Located in Mahogany, you'll enjoy access to the community's lake and beaches, skating, paddleboarding, parks, playgrounds, pathways, wetlands, schools, shops, restaurants, and year-round amenities. A spacious and functional home in one of Calgary's most popular lake communities.