



**GRASSROOTS**  
REALTY GROUP

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**158 Mahogany Grove SE**  
**Calgary, Alberta**

**MLS # A2347704**



**\$648,888**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mahogany                                          |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | 2 Storey                                          |               |                   |
| <b>Size:</b>     | 1,595 sq.ft.                                      | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 4                                                 | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                            |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Rectangular Lot |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Double Vanity, Quartz Counters, Soaking Tub, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** n/a

This beautifully maintained two-storey home offers incredible versatility, outstanding curb appeal, and a fully developed basement with its own private entrance. Situated on a landscaped corner lot, the property is surrounded by established perennials, exterior lighting and extensive landscaping, creating a welcoming first impression. An oversized double detached garage, gorgeous deck, central air conditioning, and plenty of outdoor space complete the package. Inside, the front living room is warm and inviting, featuring a cozy gas fireplace. The kitchen is both stylish and functional with rich cabinetry, white quartz countertops, stainless steel appliances, and an open layout overlooking the dining area. A convenient office nook tucked beside the staircase provides the perfect space to work from home or keep daily life organized. Upstairs you'll find three bedrooms, including a spacious primary retreat with vaulted ceilings, a walk-in closet, and a private four-piece ensuite. The fully finished lower level offers exceptional flexibility with its own separate walkout entrance. Currently operating as a home business, it includes a large recreation area, one bedroom, and a four-piece bathroom, making it ideal for a home-based business, extended family, guests, or future development opportunities. With its functional layout, beautiful outdoor spaces, and endless potential, this is a home that offers something for every stage of life. Enjoy every season at the lake... swimming, fishing. Lots to do in this lake community. Great family neighborhood.