



GRASSROOTS
REALTY GROUP

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29 Mahogany View SE
Calgary, Alberta

MLS # A2349403



\$799,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,157 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Main		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: None

OPEN HOUSE SUNDAY OCT 4th. 11:00am to 1:00. MAHOGANY LIVING AT ITS BEST! Welcome to this well-maintained two-storey home ideally situated on a desirable corner lot, just a short walk to Mahogany Lake and nearby playgrounds. Beautifully landscaped, the property offers extra parking, while the backyard offers low maintenance turf, RV / Boat parking and convenient alley access. "Step inside to a bright, air-conditioned interior designed for comfortable everyday living and entertaining. The well-appointed kitchen offers abundant cabinetry and storage, while the open-concept dining and living areas flow around a gas fireplace that creates a warm and welcoming focal point. Exceptional storage continues throughout the home, making it as practical as it is comfortable." Upstairs, you'll find a spacious bonus/family room offering the perfect place to relax, along with two bedrooms and a versatile den. PLUS the primary bedroom features vaulted ceilings. The fully finished basement provides additional living space and has been completed with permits. A heated garage offers excellent parking, storage and year-round convenience. Ideally located close to South Health Campus, with easy access to Stoney Trail, Deerfoot Trail and 52 Street, this home combines a wonderful community lifestyle with exceptional convenience. Enjoy walking to the lake and playgrounds while having everything you need for comfortable family living close at hand.