



GRASSROOTS
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60 Mahogany Grove SE
Calgary, Alberta

MLS # A2349590



\$618,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,585 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Walk-In Closet(s)		

Inclusions: 13 Solar Panels, 2 TV Mounts, Climbing Wall

Welcome to 60 Mahogany Grove SE, a beautifully refreshed home nestled in Calgary's award-winning lake community of Mahogany. Showcasing the sought-after Precise floor plan, this stylish two-storey blends timeless design with thoughtful modern updates, offering a warm, inviting home just waiting for its next chapter. Step inside to discover 9' main-floor ceilings, a fresh contemporary colour palette and rich hardwood and tile flooring. At the front of the home, a versatile lifestyle room makes an unforgettable first impression with its stone-surround gas fireplace and mantle, pot lighting and convenient tech centre—equally beautiful as an intimate sitting room or sophisticated home office. The central dining area creates a natural gathering place and flows seamlessly into the spacious rear kitchen, where an oversized window fills the space with natural light. Granite countertops, extended cabinetry, glass mosaic tile backsplash, undermount sink, stainless steel appliance package and gas range combine style and functionality for everyday living and entertaining. A striking staircase with glass-insert railing leads upstairs, where you'll find three bedrooms, a four-piece bath and the convenience of upper-floor laundry. The front primary retreat feels wonderfully private with its vaulted ceiling, walk-in closet and five-piece ensuite, creating the perfect place to unwind at the end of the day. The undeveloped lower level offers tremendous future potential with room for a recreation area, fourth bedroom and bathroom, allowing you to create a space perfectly suited to your lifestyle. Outside, the fully fenced and landscaped backyard is ready to be enjoyed. A generous 11 x 18 deck with built-in lighting and privacy screening is surrounded by mature foliage, creating an inviting setting for summer dinners, morning coffee and evenings with friends. A double

detached garage completes the package. Additional highlights include 13 solar panels, refreshed exterior paint, high-efficiency furnace, programmable thermostat and numerous thoughtful upgrades throughout. Perfectly situated in one of Calgary's most desirable lake communities, enjoy year-round access to Mahogany Lake and its beaches, along with beautiful pathways, parks, schools, shopping, restaurants and an incredible array of nearby amenities. Beautifully refreshed, energy-conscious and filled with character, 60 Mahogany Grove SE offers the perfect opportunity to embrace the exceptional lifestyle that makes Mahogany one of Calgary's most loved communities.