



GRASSROOTS
REALTY GROUP

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237 Mahogany Parade SE
Calgary, Alberta

MLS # A2349981



\$745,000

Division:	Mahogany		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,194 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers		

Inclusions: n/a

Welcome to lake living at its finest in Mahogany, Calgary's premier four-season lake community. This stunning Hopewell-built bungalow blends timeless design, exceptional craftsmanship, and an unbeatable lifestyle. From the moment you arrive, the striking architectural rooflines, charming front porch, and beautifully landscaped exterior create unforgettable curb appeal. Step inside and be welcomed by a bright, airy open-concept floor plan filled with natural light from expansive windows. Elegant custom wallpaper, designer lighting, rich laminate flooring, soaring ceilings, and a sophisticated gas fireplace create a warm and inviting atmosphere that instantly feels like home. The chef-inspired kitchen is the heart of the home, featuring gorgeous granite countertops, black stainless steel appliances, ceiling-height cabinetry, a stylish tile backsplash, and a large central island perfect for entertaining family and friends. The spacious main-floor primary retreat offers a peaceful escape with a generous walk-in closet and a luxurious spa-inspired ensuite complete with dual vanities and an oversized walk-in shower. Convenient main-floor laundry and a powder room add to the thoughtful design. The professionally finished lower level expands your living space with a large family and recreation area, two generous bedrooms, a full four-piece bathroom, flexible office or hobby space, and abundant storage. Outside, discover your own private backyard oasis featuring an expansive deck, custom planter boxes, low-maintenance landscaping, and plenty of room to relax, entertain, and enjoy warm summer evenings. The heated oversized detached double garage is a dream for car enthusiasts and hobbyists alike, featuring an engineered roof structure designed to accommodate a future vehicle lift while still providing ample space for full-sized vehicles, motorcycles, tools, and

toys. Beyond the home, embrace the award-winning Mahogany lifestyle with exclusive access to Calgary's largest freshwater lake, two private beaches, 74 acres of natural wetlands, over 22 kilometres of scenic pathways, parks, playgrounds, boutique shopping, restaurants, caf  s, and endless year-round recreation. Located just minutes from the South Health Campus, YMCA, Fish Creek Provincial Park, major roadways, and public transit, this exceptional home offers the perfect balance of luxury, convenience, and community. Move in, unpack, and start enjoying the lake lifestyle you've been dreaming about. Book your private showing today and fall in love.