

98 Mahogany Passage SE Calgary, Alberta

MLS # A2219076



\$955,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,521 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Close to Clubhouse, Landscaped, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Granite Counters, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE: May 17, 2025 from 11 am to 1 pm. Welcome to your dream home nestled in a family oriented community of Mahogany. This is a two-storey with front double garage home. It offers around 3500 square feet of developed living space. The main floor starts with an inviting foyer, opens to an elegant living room with hardwood flooring and a modern cozy fireplace. The gourmet kitchen has granite counter top, designed lighting, built-in oven, microwave, stainless steel appliances, lots of ample white cabinets and a large walk-through pantry. The dining area is spacious, overlooking the fully landscaped backyard with a large sunny deck, a professionally done concrete patio, flower beds and paved walking path. Moving upstairs, you will greet by a spacious bonus room with built-in speaker for family entertainment. The huge master bedroom is a retreat. It features with a bathtub, separate shower together with a walk-in closet. It also has a large window which can enjoy the beautiful sunset. The two additional bedrooms are in good size with walk-in closet. A 4-pcs bathroom, laundry room and storage areas complete the second level. The basement is fully finished with permit. It has a large family room, a 4th bedroom, an office/den and a 3-pcs bathroom which provides more living areas for the family. Mahogany is a unique gem. The residents have exclusive access to Mahogany Beach Club. The club provides lots of activities and fitness equipments, including a splash park, tennis court, a fishing pier, a non-motorized marina, barbecue pits, a hockey rink and much more. Elementary school, fine dining and casual restaurant, coffee shop, groceries stores are just minutes away. Also easy access to South Health Campus Hospital and Seton YMCA. Major road like Deerfoot Trail and Stoney Trail granting you the convenience to all parts of the city. Don't wait,

schedule a private viewing today. You won't be disappointed.