

## 20 Mahogany Heath SE Calgary, Alberta

**MLS # A2236225**



**\$900,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,533 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Quartz Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** Fridge from Bar, Speakers, Hanging Shelves, TV Bracket, Floating Shelves, Sink in Laundry, Mini Fridge

Welcome to this inviting 4-bedroom, 3.5-bathroom family home located in the vibrant lake community of Mahogany, one of Calgary's most desirable neighborhoods. Offering over 2,532 square feet of thoughtfully designed living space and a HEATED DOUBLE ATTACHED GARAGE, this property is a fantastic opportunity for comfortable and functional family living. The main level features a beautifully appointed kitchen with stainless steel appliances, granite countertops, and plenty of counter space—perfect for both casual meals and entertaining. The open-concept layout seamlessly connects the kitchen to the dining and living areas, creating a warm and welcoming atmosphere. Upstairs, the spacious bonus room offers a flexible area that can be used as a home office, media room, or play space. The primary bedroom provides a peaceful retreat with a luxurious five-piece ensuite and a large walk-in closet. Three additional bedrooms and a full bathroom offer plenty of space for family members or guests. The FULLY DEVELOPED BASEMENT extends the living space with a generous recreation room complete with a WET BAR, as well as an additional bedroom and fully renovated bathroom with a shower—ideal for hosting guests or enjoying movie nights at home. Step outside to a private, fully landscaped backyard with low-maintenance FAUX GRASS and a well-sized deck, creating a great space for summer gatherings or quiet evenings outdoors. Located just steps from Mahogany Lake, nearby schools, playgrounds, shopping, and community pathways, this home is ideally situated for both convenience and recreation. With easy access to Stoney Trail and 52 Street, commuting is simple and efficient. Residents also enjoy year-round lake privileges including swimming, skating, and access to the Mahogany Beach Club. This

home offers a perfect balance of space, comfort, and lifestyle in one of Calgary’s premier communities. Schedule your private showing today.