

290 Mahogany Heights SE
Calgary, Alberta

MLS # A2292640



\$687,700

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,706 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Law		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, See Remarks, Vinyl Windows, Wet Bar

Inclusions: 4 cameras, Door Bell, TV Support, TV in Basement - as is.

Experience lake community living in this immaculate, fully finished two-storey home located in Mahogany, Calgary's premier award-winning community. This beautifully maintained detached home offers four bedrooms, 3.5 bathrooms, and a fully finished basement. The open-concept main floor features elegant hardwood flooring, a cozy gas fireplace with built-in shelving, surround sound, a bright office/den, and a modern kitchen. The kitchen showcases floor-to-ceiling white cabinetry, granite countertops, and a large island perfect for entertaining. Upstairs, the primary suite serves as a relaxing retreat with a spa-inspired five-piece ensuite and a large soaker tub. Two additional bedrooms, a full bathroom, and the convenience of upper-level laundry complete this floor. The outdoor space is designed for enjoyment, featuring a two-tier wood deck, an impressive pergola, and a low-maintenance backyard with pavers. Outdoor surround sound and ambient lighting create an ideal setting for entertaining, while the fully fenced yard and double detached garage provide privacy and security. The home also includes central air conditioning for comfort during the summer months. Residents enjoy exclusive access to Mahogany Lake, including private beaches, the Mahogany Beach Club, and over 22 km of scenic pathways. The property is ideally located within walking distance of the Beach Club entrance, schools, parks, and the Mahogany Urban Village, and is just minutes from the Seton YMCA and South Health Campus. Please contact me to book your private tour.