

**12 Mahogany Heath SE**  
**Calgary, Alberta**

**MLS # A2303019**



**\$765,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,320 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home		

**Inclusions:** n/a

**AIR CONDITIONING** | Offering over 2300sqft above grade, this Jayman Masterbuilt "Windhaven" former showhome offers an open and unique floor plan. Enter into an open foyer that leads into a massive vaulted 18 foot ceiling with large windows providing an elegant and warm welcome into this beautiful home. The main floor is finished with hand scraped maple hardwood floors that flow into the kitchen and Livingroom. Offering granite counter tops and Cappuccino stained maple cabinets, this chef inspired kitchen offers everything you need for entertaining and preparing meals for friends and family. All stainless steel appliance package, built in oven and microwave, built in counter top gas range and even a wine fridge and garbage compactor! upstairs offers 3 spacious rooms including massive primary bedroom with walk-in closet and 5-piece ensuite bathroom. Upper level also has an open railing to below and an office area with built in desk and access to a second level balcony. Basement is unfinished and open for your development plans with an unobstructed layout and 9 foot ceilings. At the rear of the home you will find a deck with stairs leading to the backyard complete with shed and dog run. The 24' x 22' garage has high ceilings and a garage heater, providing additional year round heated storage. Originally built with approximately \$90,000 in upgrades, you wont want to miss this one!