

198 Mahogany Passage SE Calgary, Alberta

MLS # A2324628



\$779,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,411 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage		

Inclusions: Blinds, Digital Thermostat, Digital Pin pads

Welcome to this beautifully maintained two-storey home in the award-winning lake community of Mahogany, offering over 2,400 sq. ft. of thoughtfully designed living space, an attached double garage, four bedrooms upstairs, and room to grow. Step inside to a bright, welcoming layout designed with busy family life in mind. A dedicated main-floor office provides the perfect space to work from home or tackle homework, while the heart of the home is the beautiful white kitchen featuring quartz-style countertops, stainless steel appliances, a large central island with breakfast bar, walk-in pantry, and plenty of cabinetry. The kitchen flows effortlessly into the sun-filled dining area with large windows and direct access to the private deck and backyard. The inviting living room is anchored by a cozy fireplace, creating the perfect space to unwind or entertain. Upstairs, a spacious bonus room adds even more flexibility for movie nights, a playroom, or a second family room. Four generously sized bedrooms keep everyone together on one level, including a spacious primary retreat with a walk-in closet and five-piece ensuite featuring dual vanities, a soaker tub, and separate glass shower. A full bathroom and convenient upper-floor laundry complete the level. Outside, enjoy a private backyard with plenty of room to play, entertain, or relax on the deck. The unfinished basement is ready for your future vision, whether that's additional bedrooms, a home gym, recreation space, or more room for the family. Best of all, you're in Mahogany—one of Calgary's most sought-after lake communities. Enjoy sandy beaches, Calgary's largest freshwater lake, skating, paddleboarding, parks, playgrounds, pathways, wetlands, schools, shops, restaurants, and year-round community amenities. This home is built for family living.