

28 Mahogany Gardens SE Calgary, Alberta

MLS # A2347626



\$799,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,107 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	All Keys		

DOWNSIZE YOUR HOME WITHOUT DOWNSIZING YOUR LIFESTYLE! EXECUTIVE-STYLE BUNGALOW VILLA WITH NO CONDO FEES IN MAHOGANY, LITERALLY WALK TO EVERYTHING IMAGINABLE! Designed for low-maintenance living without sacrificing space, this 3-bedroom bungalow villa offers two fully developed levels. Inside, 10-ft ceilings and triple-pane windows flow throughout the main floor while a massive 3-panel West-facing skylight brings in abundant natural light. The living room is centred around a gas fireplace and connects naturally to the dining area and kitchen, which is equipped with a gas range, stainless steel appliances including a French-door refrigerator, quartz countertops, ample floor-to-ceiling cabinetry, and generous prep space with an oversized island. The primary bedroom sits at the rear of the home, with oversized windows overlooking the backyard, plus a ceiling fan and a large walk-in closet. A 5-pc ensuite with a dual-sink quartz vanity, drop-in soaker tub, and separate glass-enclosed shower with tile flooring, plus a toilet area privately separated from the main ensuite area, completes the primary bathroom. The laundry, with a side-by-side washer/dryer and built-in storage, plus a discreet powder room with a quartz countertop, is well hidden from the main living space and completes the main level. Under the amazing 3-panel skylight is the opportunity to create your own art display space. The basement with 9-ft ceilings provides the additional space many downsizers desire without requiring a larger home. A large recreation room offers flexibility for a family room, media area, home gym, or hobby space, while two bedrooms, each with its own walk-in closet, provide comfortable accommodation for guests, family members, or a home office. The basement also features a very large finished storage room. A full bathroom with quartz

vanity and tub/shower combination completes the lower level. Outside, the home is designed for low-maintenance living, with zero-maintenance landscaping, a front patio, and an oversized side yard offering additional storage space, if desired. The insulated and drywalled double garage features 9'6-ft ceilings and provides a finished space for parking, storage, or hobbies, while the paved laneway helps minimize mud and gravel. Mahogany is easy to enjoy on foot, with Westman Village less than a 5-minute walk away, offering high-end shops, restaurants, caf  s, and everyday services, with additional amenities throughout Mahogany, Auburn Bay, and the surrounding area. The home is also on a quieter residential road with no active bus route, returning to regular residential traffic. Outdoor recreation is close by, with a Mahogany Lake entrance gate less than a 4-minute walk away, the north-side lake boardwalk under 5 minutes, and the Mahogany Wetlands offering an extensive network of walking pathways. Directly across the street, Mahogany Green Central Park features playground, amphitheatre, and seasonal farmers' market *VISIT MULTIMEDIA LINK FOR FULL DETAILS!