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315 Mahogany Court SE
Calgary, Alberta

MLS # A2355577

$888,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,591 sq.ft.	**Age:**	2009 (17 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn,		

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stucco, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar		

Inclusions: Shed

Welcome Home to this exceptional family home, ideally situated on a quiet cul-de-sac in Mahogany on a private pie-shaped lot with no neighbours directly behind. Enjoy a sought-after west backyard exposure and direct access to the walking and biking pathway beyond the rear fence. Designed with both everyday living and entertaining in mind, this beautifully upgraded home offers an outstanding layout and impressive attention to detail throughout. The main floor features 9-foot ceilings, vaulted ceiling details, slate tile and rich Alder hardwood flooring, a private den, and an open-concept design filled with oversized windows. The chef-inspired kitchen is the heart of the home, highlighting granite countertops, extended cabinetry, professional-grade appliances, pendant lighting, and a striking bulkhead ceiling with pot lights. The adjoining dining area and family room are perfect for gathering, highlighted by a gas fireplace and elegant wood and wrought-iron spindle railings. Upstairs, a uniquely designed central bonus room separates two generous bedrooms from the impressive primary retreat. The oversized primary bedroom features additional large windows, a custom walk-in closet, and a luxurious spa-inspired five-piece ensuite. Convenient upper-floor laundry completes this exceptional level. The fully finished basement adds even more space with a theatre and recreation area, second gas fireplace, fourth bedroom, and a three-piece bathroom featuring a walk-in steam shower. Step outside to the huge, private backyard, complete with poured exposed and stamped concrete—an incredible setting for entertaining or a growing family. Additional features include air conditioning and an oversized double attached garage. This is an exceptional opportunity to enjoy space, privacy, views, and an outstanding family lifestyle in Mahogany.

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