

# \$964,900 - 45 Mahogany Heath Se, Calgary

MLS® #A2206369

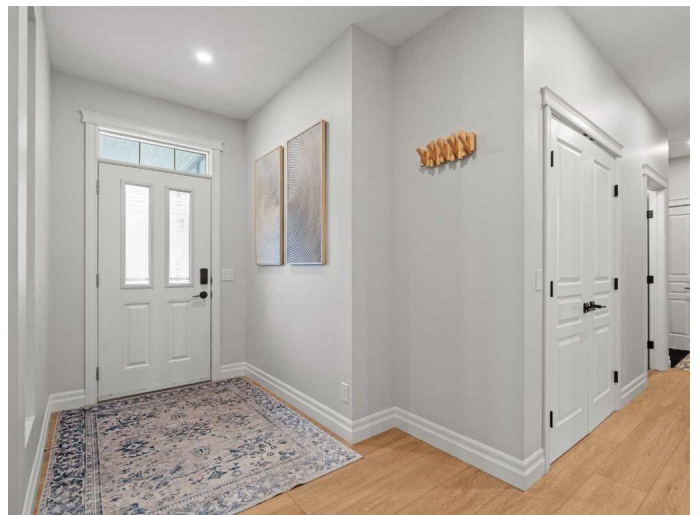
**\$964,900**

4 Bedroom, 4.00 Bathroom, 2,377 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE - Sunday, April 6, 12:00-3:00PM. Completely transformed in 2024, this stunning home in the sought-after lake community of Mahogany offers a perfect blend of modern elegance and timeless charm. Luxury vinyl plank flooring stretches throughout, while stylish new light fixtures and recessed lighting harmonize beautifully with the natural sunlight streaming through large windows. At the heart of the home is a showstopping kitchen—a culinary dream with sleek white cabinetry with crown molding, marbled quartz countertops, and a waterfall-edge island. Stainless steel appliances, including a gas stove, elevate both function and style, a glossy white backsplash, and matte black hardware add a touch of sophistication. Overlooking the spacious dining area, there’s plenty of room for a harvest table, making hosting holidays or intimate dinners effortless. The living room is warm and inviting, anchored by a striking stone-faced gas fireplace with a mantle, a charming wall niche for your personal treasures, and a floating live-edge shelf—a conversation piece in itself! Upstairs, a bright and airy family room offers a dedicated space for kids, separate from the main living area downstairs. Two generously sized bedrooms share an updated full bath with quartz countertops, while the primary suite is a luxurious retreat. Large enough for a king-sized bed, it features an oversized walk-in closet with a window and a modern spa ensuite. Unwind in the



freestanding soaker tub set against a subway-tiled feature wall, or refresh in the separate shower. Floating shelves and artistic patterned tile flooring complete the space with flair. The fully finished basement is an entertainer's paradise, featuring an expansive rec room and a stylish wet bar with matching quartz counters, open shelving, a sink, and a dishwasher. A fourth bedroom and full bath make this level perfect for guests or older children seeking their own space. Step outside to your low-maintenance composite deck, where you can enjoy morning yoga, alfresco dining, or afternoon summer BBQs. The backyard offers ample space for kids to play, making it the perfect extension of this already incredible home. Living in Mahogany means access to Calgary's largest freshwater lake, where sandy beaches, scenic walking paths, and year-round recreational activities await. With charming shops, restaurants, and top-rated schools nearby, this vibrant, family-friendly community offers a lifestyle like no other. Whether you're kayaking at sunrise, enjoying an ice cream by the lake, or gathering with friends at the clubhouse, Mahogany is more than just a neighborhood—it's a destination.

Built in 2010

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2206369  |
| Price          | \$964,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,377     |
| Acres          | 0.09      |
| Year Built     | 2010      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 45 Mahogany Heath Se |
| Subdivision | Mahogany             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 0T1              |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Beach Access, Clubhouse, Party Room, Recreation Facilities |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Oversized                          |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)                         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle, Tile  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot, Street Lighting, Close to Clubhouse |
| Roof              | Asphalt Shingle  |
| Construction      | Cement Fiber Board, Composite Siding   |

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 28th, 2025

Days on Market        8

Zoning                 R-G

HOA Fees               550

HOA Fees Freq.       ANN

### **Listing Details**

Listing Office           CIR Realty

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