

\$585,000 - 11 Mahogany Grove Se, Calgary

MLS® #A2087550

\$585,000

2 Bedroom, 3.00 Bathroom, 1,508 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Welcome to Luxurious Living in an amenity and recreation rich community! This 1508 Sq Ft home offers numerous upgraded features starting with spacious 9 foot ceilings on the main floor, Maple Hardwood and a functional and modern kitchen with granite counters, a large island, estate type SS Range Hood and appliances, exquisite glass tile backsplash and lots of additional convenience features in the cabinets. You will enjoy a very spacious eating area as well as a great living room space to visit and relax in. You have a beautiful covered front porch area to enjoy your coffee in the mornings and a nice large foyer area as you enter your home. The very private, modern and low maintenance back yard feels perfect with 2 levels of large deck area and a ground level patio as well. Gas line available for the Bar B Q as well as the garage should you decide to heat it! Upstairs offers 2 self contained bedrooms each with walk in closets and their own ensuite baths so it's perfect when you have guests or a revenue helper! Upper floor laundry room just adds to the quality of this very functional plan! Some other upgrades you will appreciate are Solid Core interior Doors, Fibreglass exterior doors, 40 amp electrical Service to the Garage Sub Panel(Great if you install an Electric car charger). Feel confident as this home has a Surge Suppression System worth over \$3000 that protects the entire home from Electrical Problems related to power surges from any source. (A feature usually only seen in very



large homes) Don' miss out on a Lake Community Lifestyle in a location that has great access to major roads.

Built in 2014

Essential Information

MLS® #	A2087550
Price	\$585,000
Sold Price	\$575,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,508
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	11 Mahogany Grove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1W8

Amenities

Amenities	Beach Access, Clubhouse, Picnic Area, Playground, Storage
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave,

	Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2023
Date Sold	November 7th, 2023
Days on Market	23
Zoning	R-2M
HOA Fees	546.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX LANDAN REAL ESTATE
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