

# \$749,900 - 24 Mahogany Park Se, Calgary

MLS® #A2109016

## \$749,900

4 Bedroom, 4.00 Bathroom, 1,864 sqft

Residential on 0.09 Acres

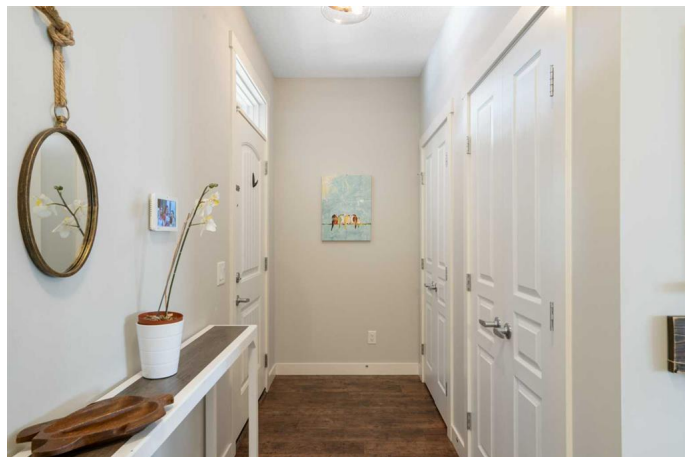
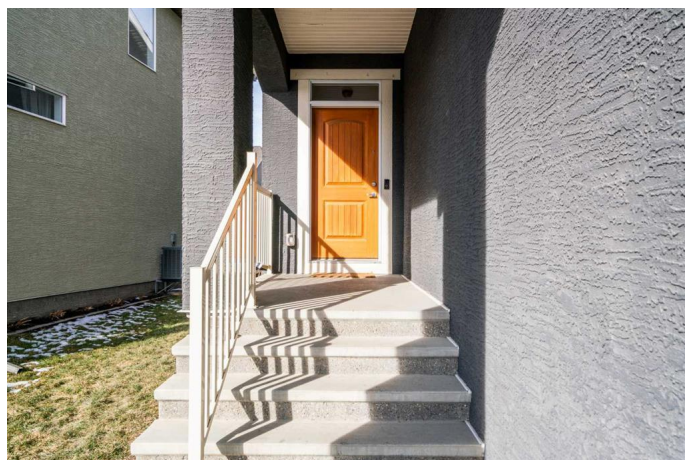
Mahogany, Calgary, Alberta

Welcome to your new home in Mahogany. With a collection of distinctive homes and amenities designed for better living, including Calgary's largest lake, unparalleled recreational activities, 74 acres of natural wetlands, 22 kilometers of pathways, and abundant natural spaces, there is literally something for everyone.

Located on a quiet, low traffic street with quick access to 52nd St., this home offers easy accessibility to the South Calgary Hospital, shopping, restaurants, and cafes, as well as close proximity to Mahogany Lake and all of its amenities. It boasts over 2400 sq ft of functional living space, to include a permitted fully developed basement.

As you arrive you will be instantly impressed by the quality craftsmanship and meticulous maintenance of this 2017 Hopewell built home. Thoughtfully designed, this home offers a total of 4 bedrooms and 3.5 bathrooms, and a fully landscaped yard with wooden fence.

Upon entering, you will be greeted by the spacious entrance with 2 double closets, access to front double attached garage and a 2-piece half bathroom, conveniently located. The kitchen boasts flush to ceiling cabinets, quartz countertops, stainless steel appliances, gas range, and large pantry. On the main level there is also a large dining area with a double sliding back door for easy access to the



private, landscaped backyard with large wooden deck – perfect for those long summer days. The cozy living room comes equipped with oversized windows and a gas fireplace with designer stone – the ultimate area for entertaining or simply relaxing.

On the second floor you will be pleased with the spacious master bedroom with large windows, walk-in closet, and large 4-piece ensuite with quartz countertops, double sink vanity and stand-up shower. This floor also includes two additional bedrooms, another 4-piece bathroom with quartz countertops, a bonus room and laundry room with new washer and dryer.

The fully developed basement has been thoughtfully designed to include an entertainment area, large bedroom, 4-piece bathroom and ample storage space.

Another feature of this home is the developer’s plan to build a green space nearby. Book your showing today. This home will not last long.

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2109016    |
| Price          | \$749,900   |
| Sold Price     | \$745,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,864       |
| Acres          | 0.09        |
| Year Built     | 2017        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Sold     |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 24 Mahogany Park Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 2J9             |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Recreation Facilities |
| Parking Spaces | 2                                              |
| Parking        | Double Garage Attached, Driveway               |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Quartz Counters, Storage               |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas, Living Room, Stone                                                   |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard, Storage                   |
| Lot Description   | Back Yard, Front Yard, Lawn, Landscaped |
| Roof              | Asphalt Shingle                         |
| Construction      | Stucco, Wood Frame                      |
| Foundation        | Poured Concrete                         |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | February 22nd, 2024 |
| Date Sold   | March 6th, 2024     |

|                |        |
|----------------|--------|
| Days on Market | 13     |
| Zoning         | R-1N   |
| HOA Fees       | 542.89 |
| HOA Fees Freq. | ANN    |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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