

\$909,900 - 40 Mahogany Heath Se, Calgary

MLS® #A2112572

\$909,900

5 Bedroom, 4.00 Bathroom, 2,600 sqft
Residential on 0.10 Acres

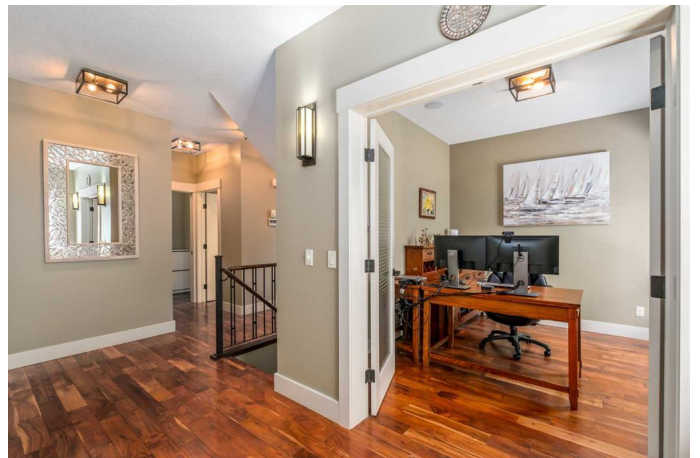
Mahogany, Calgary, Alberta

Welcome to your dream home in the heart of Mahogany, just a stone's throw from the serene West Beach. This stunning 5-bedroom marvel, previously a showhome, is about to take center stage in your life, blending modern elegance with unparalleled comfort.

As we step inside, the magic begins. The entrance unfolds into a stylish den, where French doors reveal a space that's perfect for those who dream of a home office or a cozy reading nook. This is where design meets functionality in a symphony of sophistication.

Now, let's talk about the heart of the home - the kitchen. It's not just any kitchen; it's a chef's paradise. Picture raised white cabinets paired with a dark stained island that boldly stands out, all complemented by sleek stainless steel appliances. Granite countertops and a contemporary backsplash add a layer of luxury, while the walnut floors below tie the entire space together. The breakfast bar, finished in polished pebble granite, is where quick meals and heartfelt conversations happen.

The journey continues into the living room, where a cozy fireplace surrounded by stone and custom built-ins create a haven of warmth and welcome. Natural light pours in, highlighting every meticulously designed detail. Beyond the kitchen sits the dining room, with its stunning vaulted ceiling that's



the perfect spot for family meals and provides direct access to the expansive backyard deck thatÂ invites warm summer evenings outdoors.

Don't miss the clever locker-style back entrance, a nod to both style and practicality. Upstairs, the drama of the vaulted bonus room adds an unexpected twist, offering a flexible space for relaxation or entertainment.

In the primary suite, luxury takes on a new meaning. The spa-inspired ensuite, complete with polished pebble granite and river rock accents, a glass-enclosed shower, and a walk-in closet with organizers, is your private escape to relaxation and rejuvenation. And once you've retired for the day make sure to turn on the fireplace in your primary bedroom to unwind. Three additional bedrooms are all gracious in size and the upper laundry will make wash day a breeze!

The adventure doesn't end here. Descend to the basement, where entertainment dreams come true. An exceptional full-size bar sets the stage for memorable gatherings, while the oversized rec room, fifth bedroom, and bathroom ensure there's space for everyone and every activity.

Situated in the vibrant community of Mahogany, this home isn't just a place to live; it's a lifestyle choice. With the lake, parks, and a plethora of amenities just a stroll away, life here is about enjoying every moment.

So, are you ready to turn the key to your new life? This exceptional property, where every detail has been curated for luxury living, is waiting to tell its next story. Could it be yours?Â

Built in 2010

Essential Information

MLS® #	A2112572
Price	\$909,900
Sold Price	\$951,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,600
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	40 Mahogany Heath Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0T2

Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Lawn, Landscaped, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 8th, 2024
Days on Market	1
Zoning	R-1N
HOA Fees	570.03
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.