

\$588,888 - 8 Mahogany View Se, Calgary

MLS® #A2116195

\$588,888

2 Bedroom, 4.00 Bathroom, 1,454 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Location! Location in Mahogany with NO condo fees! This stunning semi-detached home with attached garage offers over 2,000 SqFt of developed space and is perfectly positioned right next to the community lake entrance. Say goodbye to packing up the kids and driving to the beach because you can simply walk across the street with your paddle board!

As soon as you step inside, you will be greeted by beautiful LVP flooring and an open living space. The updated kitchen features granite counters, a stylish backsplash, and brand new stainless steel appliances including an induction stove and high CFM hood fan - perfect for those who love to cook! The spacious living room is ideal for entertaining guests while the dining area boasts a trendy millwork wall and gives access to the back yard with a freshly stained deck and seating area. On the upper level, you will find two large master suites complete with walk-in closets and en-suite bathrooms. The upper level also hosts a convenient laundry room and plenty of storage space. The fully finished basement offers a 4th bathroom, office nook, and a large rec/3rd bedroom area featuring a stylish exposed (painted) concrete wall and barn door for privacy or when enjoying movie nights at home with your very own included home theatre system. This well-maintained home comes with many upgrades such as A/C, new 50 gal water tank, plantation shutters throughout, and no carpet - perfect for those



with allergies or pets. You'll also have easy access out of the community onto major roads making commuting a breeze. Walkable distance from Westman's Village where you can find top-class eateries and amenities plus only a 5-minute drive from South Campus Hospital and Seton. Don't miss out on this amazing opportunity to live in one of Calgary's most sought-after lake communities!

Built in 2010

Essential Information

MLS® #	A2116195
Price	\$588,888
Sold Price	\$627,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,454
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	8 Mahogany View Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0T3

Amenities

Amenities	Beach Access, Picnic Area, Playground, Recreation Facilities
Parking Spaces	2

Parking	Driveway, Oversized, Single Garage Attached
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Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Close to Clubhouse, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2024
Date Sold	March 25th, 2024
Days on Market	4
Zoning	R-2M
HOA Fees	586.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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