

# \$849,900 - 90 Mahogany Passage Se, Calgary

MLS® #A2116787

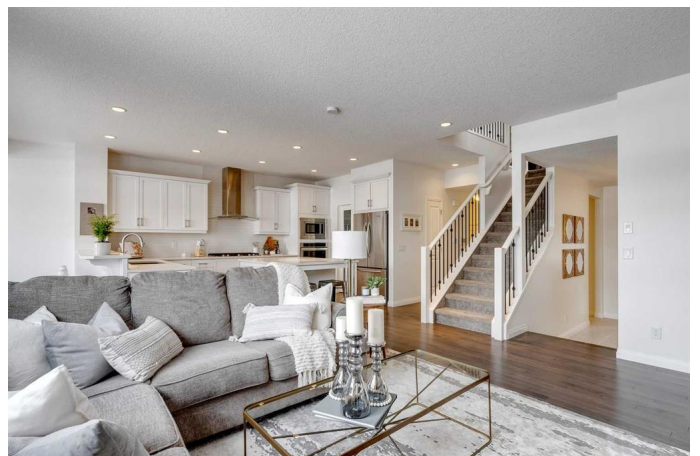
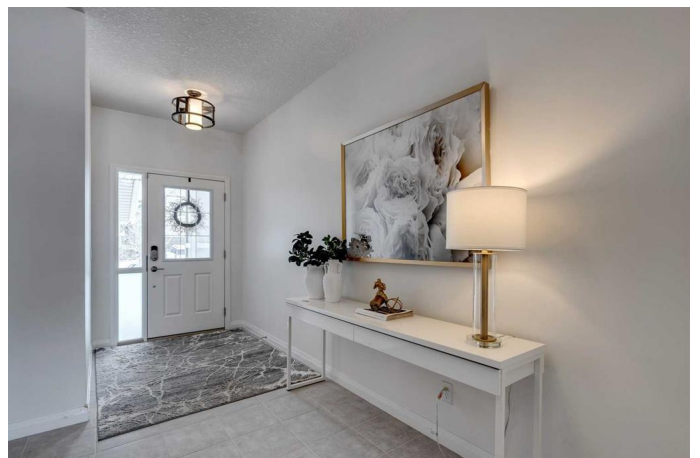
**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,302 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Welcome to Your Dream Home in the Award-Winning Lake Community of Mahogany! Nestled in the most accessible phase of the community on a quiet, kid-friendly street, this immaculate, "showhome-like" haven boasts over 3,000 square feet of beautifully appointed living space. Enjoy the convenience of being within walking distance to the future green line LRT and all the amenities that Mahogany has to offer. Step inside and be captivated. The inviting entrance leads to a well-designed open layout on the main floor. A chef-inspired kitchen with crisp white cabinetry, quartz countertops, and stainless steel appliances will delight any home cook. The breakfast bar and walk-in pantry offer ample space for meal prep and storage. Hardwood floors flow effortlessly throughout the main level, where a casual elegance defines the dining and living rooms. Large windows bathe the space in natural light, creating a perfect ambiance for entertaining. Upstairs, discover a haven for relaxation, productivity, and family time. A convenient laundry room, a spacious family room ideal for movie nights, and a full bathroom complement the three large bedrooms. For those who work from home, a dedicated home office niche provides a quiet space to focus. The primary suite is a true retreat, boasting a spa-like ensuite and a luxurious walk-in closet. But the space doesn't stop there! Descend to the fully finished basement, offering a fourth bedroom, a full



bathroom, and a versatile rec room. This additional living area is perfect for a home gym or a dedicated play space for the kids. Extend your living outdoors. Relax and entertain in style on your private, professionally landscaped backyard. Mature trees create a tranquil oasis, offering a touch of nature right outside your door. Enjoy the exceptional lifestyle offered by Mahogany. This award-winning lake community boasts fabulous amenities, close proximity to schools, shopping, and of course, the beach club! Don't miss this rare opportunity! Schedule your viewing today and experience the beauty of this exceptional home. \*\*Additional Highlights Include - A/C, Garage Heater, Garage TV, Water Softener, Irrigation System, and Vacuflow

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2116787    |
| Price          | \$849,900   |
| Sold Price     | \$860,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,302       |
| Acres          | 0.09        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 90 Mahogany Passage Se |
| Subdivision | Mahogany               |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 2K4 |

### **Amenities**

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Boating, Clubhouse, Game Court Interior, Park, Parking, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room |
| Parking Spaces | 4                                                                                                                                   |
| Parking        | Double Garage Attached, Heated Garage                                                                                               |

### **Interior**

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings                               |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                      |
| Fireplaces        | Gas, Great Room, Mantle, Tile                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                                                         |

### **Exterior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                                |
| Lot Description   | Back Yard, Dog Run Fenced In, Front Yard, Lawn, No Neighbours Behind, Landscaped, Private |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Wood Frame                                                                                |
| Foundation        | Poured Concrete                                                                           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2024 |
| Date Sold      | April 2nd, 2024  |
| Days on Market | 11               |
| Zoning         | R-1N             |
| HOA Fees       | 585.00           |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             RE/MAX First

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