

\$649,900 - 195 Mahogany Grove Se, Calgary

MLS® #A2116886

\$649,900

2 Bedroom, 4.00 Bathroom, 1,687 sqft

Residential on 0.15 Acres

Mahogany, Calgary, Alberta

This stunning fully developed home features 2 bedrooms, 3.5 bathrooms, 3 living areas and over 2,200 square feet of living space over three levels, situated on one of the best lots in Mahogany! At over 6,600 square feet, this expansive pie lot is over 2 x larger than a typical lot for this home, giving you an incredible yard to enjoy all year long. The main level is bright and open with resilient laminate flooring flowing throughout. The kitchen is complete with a suite of stainless steel appliances including a slide-in range, range hood, and a microwave built into the island - creating a seamless look and the perfect space for entertaining. The kitchen is complete with quartz countertops and a large island that overlooks both the living and dining spaces, making the perfect space for entertaining. The large living space has a central gas fireplace with floor-to-ceiling tile and a wall of windows that overlook the backyard. The expansive dining space has doors leading to the back deck and overlooking the backyard. The main level is complete with a two piece powder room. The upper level has a large central bonus room with window that separates the upper level bedrooms, providing added privacy. The large primary bedroom located at the front of the home spans over 20' wide and features a walk-in closet and full 5 pc en suite with soaker tub, walk-in shower and dual vanity. The second primary bedroom is complete with a walk-in closet and direct access to the upper



level's main bathroom and a conveniently located laundry room completes the second level. The professionally developed basement features a large rec space that is completely open. The basement could easily accommodate a third bedroom if desired by adding a wall and the space is complete with another full bathroom. The utility room has an additional storage space, providing added comfort for everyday living. This property is complete with an oversized single attached garage and double driveway, providing ample parking and the perfect space to keep your vehicle and valuables safe all year long. The incredible south-facing backyard is truly a rare find and offers endless potential. A truly unique property find located in the desirable and amenity rich lake community of Mahogany.Â

Built in 2014

Essential Information

MLS® #	A2116886
Price	\$649,900
Sold Price	\$648,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,687
Acres	0.15
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	195 Mahogany Grove Se
---------	-----------------------

Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1W8

Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Landscaped, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 18th, 2024
Days on Market	14
Zoning	R-2M
HOA Fees	570.03
HOA Fees Freq.	ANN

Listing Details

Listing Office Charles

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.