

\$624,900 - 12 Mahogany Row Se, Calgary

MLS® #A2121433

\$624,900

4 Bedroom, 4.00 Bathroom, 1,356 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Welcome to your dream home located in the sought after lake community of Mahogany! This impeccable, fully developed home caters to the discerning buyer seeking perfection.

The stunning residence offers unparalleled attention to detail boasting an extensive list of home improvements & development. Walking up to this home you will already appreciate the radiance of pride taken by the owners. Fresh paint touch ups, new exterior lights & the newly painted rich red front door. Upon entry you are greeted by a spacious sun-drenched entry. Immediately you notice the new completely painted landscape top to bottom, new light fixtures, & new ceramic tiled floors sweeping through to the living room passage, into the 2-pc bath stopping at the entrance to the single car garage with new garage door opener & remote entry keypad. The open concept living space exceptionally designed for entertaining or family gatherings. Beautiful dining space, family room with gas fireplace, and the perfect kitchen! An abundance of windows dressed in brand new window fashions continues to saturate this space with natural light. The new entrance ceramic tile continues into the gorgeous kitchen with new high-end appliances including a Smart stove, fridge and dishwasher, stunning rich cabinetry & endless granite counter & cupboard space. Kitchen sink with new faucet overlooks the west facing back yard. Door off the kitchen leads to one of the largest, fully fenced duplex yards in the community. Escape up the grand



staircase & feel the brand-new plush carpet. Second level is smartly designed with the generous primary suite & 2nd and 3rd bedrooms. Be impressed with the new hardwood floors, laundry with new washer and dryer & updated bathrooms. The basement is brand new! Developed by Basement Builders with all the required permits. H/E furnace, new humidifier, new hot water on demand, new water softener & new A/C. Exquisite 3 pc bath with in-floor heat & 10mm shower glass. Fantastic family room offering additional living space, 4th bedroom for guests, teenager, home office or work-out area & storage room complete this level. This home is truly for anyone! Mahogany offers everything from family fun at the lake to the prestigious lifestyle offered by the amenities of Westman's Village. Explore the community's scenic pathway system, perfect for leisurely strolls around the shimmering lake. With everything conveniently located nearby, you'll rarely need to use your vehicle, making this home perfect for those seeking both convenience and luxury. Whether you're a growing family or a discerning individual, this beautiful home in the highly sought-after Mahogany community is sure to exceed your expectations. Make it yours today and experience the pride of owning a piece of paradise in Mahogany!

Built in 2012

Essential Information

MLS® #	A2121433
Price	\$624,900
Sold Price	\$629,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,356
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	12 Mahogany Row Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1S9

Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Playground, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 23rd, 2024
Days on Market	12
Zoning	R-2M
HOA Fees	586.32
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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