

\$624,900 - 208 Mahogany Grove Se, Calgary

MLS® #A2125034

\$624,900

3 Bedroom, 3.00 Bathroom, 1,586 sqft
Residential on 0.08 Acres

Mahogany, Calgary, Alberta

****OPEN HOUSES May 4 & 5th from 12-3pm**** Step into the splendor of this captivating 3 bedroom, 2.5 bathroom residence nestled within the esteemed enclave of Mahogany, a stone's throw from the picturesque west lake access (9 min walk to the lake access) and neighboring esteemed public and catholic elementary schools. Not to mention this home is not backing onto Stoney Trail. Upon entry, be embraced by the airy expanse of the living room, bathed in natural light cascading through expansive south-facing windows, accentuating the allure of the gas fireplace—a haven for intimate gatherings on brisk evenings. Delight in the convenience of the main floor den/office, discreetly situated at the base of the staircase. The heart of culinary creativity, the kitchen, beckons with its quartz countertops, stainless steel appliances including a gas stove, and contemporary light fixtures, all framed by generous windows offering serene backyard vistas. Adjacent, the dining area radiates warmth and hospitality, its lofty ceilings creating an inviting ambiance for family meals and entertaining soirées. Ascend to the upper level to discover the tranquil sanctuary of the primary bedroom, boasting ample south-facing windows, a walk-in closet, and a luxurious ensuite bathroom. Two additional bedrooms, another full bathroom, and an upper-floor laundry room complete the upper level, offering abundant space for repose and rejuvenation. The basement presents



boundless opportunities for future expansion or entertainment, with its spacious layout. Imagine the addition of a fourth bedroom, a full bathroom, and a recreational haven, all under the assurance of a radon mitigation system with an 8-year transferrable warranty, ensuring the utmost safety (reading below 23 Bq/m3). Indulge in the comforts of central air conditioning, backed by a two-year warranty, promising year-round climate control. Embrace the vibrant Mahogany community, with 84 acres of freshwater lake and beachfront at your disposal for summer delights such as swimming, canoeing, and kayaking, while winter ushers in a picturesque skating rink. For outdoor enthusiasts, nature reserves, bike paths, walking trails, parks, playgrounds, and an adult fitness park await exploration year-round. Conveniently positioned mere minutes from the South Health Campus, shopping centers, and major thoroughfares, this home epitomizes the perfect fusion of tranquility and accessibility. Rounding out the appeal, a double detached garage stands ready to accommodate vehicles and storage needs complimented by a maintenance free backyard space with a large deck space and firepit perfect for summer nights. Call today to book your private showing as this home is priced to sell.

Built in 2013

Essential Information

MLS® #	A2125034
Price	\$624,900
Sold Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,586

Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	208 Mahogany Grove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1W8

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Garage Faces Rear

Interior

Interior Features	Chandelier, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, None
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Level, See Remarks
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2024
Date Sold	May 17th, 2024
Days on Market	24
Zoning	R-1N
HOA Fees	530.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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