

\$769,000 - 238 Mahogany Passage Se, Calgary

MLS® #A2134305

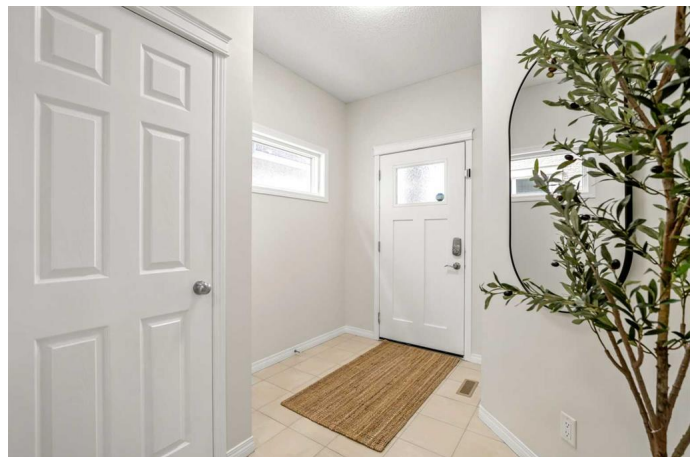
\$769,000

3 Bedroom, 3.00 Bathroom, 2,025 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Lakeside living at its finest! Located in the quaint enclave of Mahogany with quick access to 52nd St, Seton and Mahogany's Urban Village. Offered for the first time from the original owner, the home bursts with pride of ownership, new carpet, freshly painted and comes with the comfort of central air. Enter into 9' ceilings, a tiled front foyer and side 2-piece bath. The rear of the main floor offers an open design from the lifestyle room with focal gas fireplace, mantel and stone surround to the entertainment style kitchen and family size dining area. A full stainless steel appliance package awaits including a gas stove, extended height cabinets, quartz counters, tiled backsplash and soft close doors. Relax and enjoy your private West facing yard from the lower-level deck to the mature trees and BBQ gas line. The upper plan begins with new carpet and a rear facing bonus room. The front of the home has 2 generous size kid's rooms with elongated front windows, a dual door linen closet, tiled upper laundry room and a tiled 4-piece bath. The home's primary bedroom, located to the back of the upper plan, hosts a walk-in closet, a 5-piece en-suite bath all within a space large enough for a king-size bed and plenty of added furniture. For added value the un-finished basement presents a great layout to complete with storage, a bathroom rough in, 4th bedroom and recreation room. Wrapped in brick and Hard-i-board with close proximity to all that the 4-season award winning community



has to offer as well as the convenience of Seton the largest YMCA in North America and the South Health Campus this really is the plan, community and location to call home!

Built in 2016

Essential Information

MLS® #	A2134305
Price	\$769,000
Sold Price	\$770,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,025
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	238 Mahogany Passage Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2J8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl
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	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	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 7th, 2024
Days on Market	8
Zoning	R-1N
HOA Fees	570.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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