

\$650,000 - 294 Mahogany Heights Se, Calgary

MLS® #A2141527

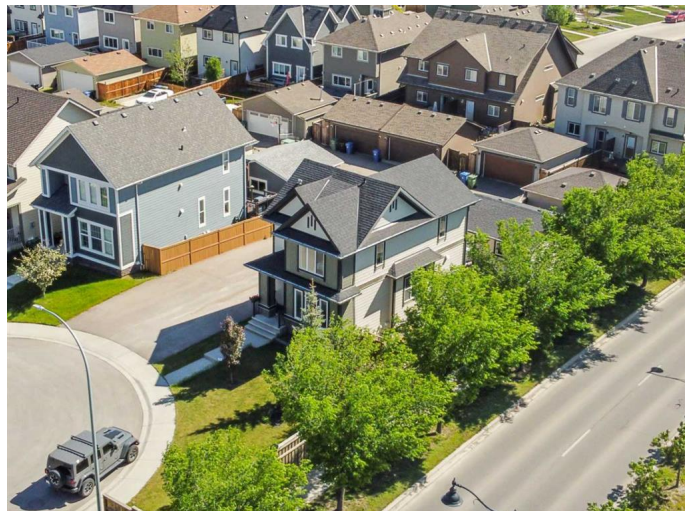
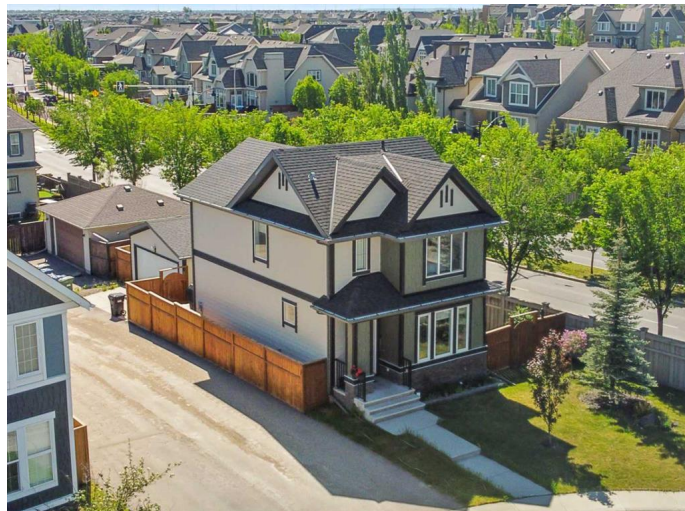
\$650,000

4 Bedroom, 4.00 Bathroom, 1,475 sqft

Residential on 0.11 Acres

Mahogany, Calgary, Alberta

Are you looking to live in a Lake Community? This is your opportunity - MAHOGANY LAKE and \$650K! Start enjoying this convenient Mahogany Lake Location - Steps away from the Clubhouse, lake, ponds, Ice rink, parks, pathways, schools (x2), shopping, soccer, bike paths, South Pointe Hospital, transit, and the major south expressways. Community lifestyle living that makes Mahogany Lake an outstanding, safe, and secure community. Rich curb appeal with architectural features - Hardie board, stone, mature landscaping, and concrete walkways. This modern home is situated on a quiet cul de sac & is family-friendly. Plus! A "CHEFS" kitchen with UPGRADED Stainless Steel appliances, pantry, plenty of cupboard space, upgraded quartz counter-tops with subway back-splash tiles, custom classic white shaker style cabinet door & central island with a flush eating bar, and under-mount stainless steel dual basin sink with a large window above. The main floor has the living & dining room, foyer, back mud room & 2-piece bath. Upstairs features a spacious primary bedroom with a closet & 4-piece ensuite, two additional bedrooms, a laundry room & another full bathroom. The oversized fenced sunny yard has an upper wood deck area & includes an oversized double detached garage. The front-covered entry with a strong column detail completes this home & offers the perfect space to relax & enjoy watching the kids! Upgrades include plumbing and light fixtures, a fully finished



basement with an extra bedroom, den, full bathroom, and secondary family room, 9' main floor ceilings, LVP floors, and custom window coverings. A lake lifestyle amenity beyond compare - Mahogany's Central Beach site is the home of the community's grand Beach Club, where residents have exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier and non-motorized marina, and more. Don't miss this opportunity. It is a stunning home in an outstanding area"September 2024 possession date. Call your friendly REALTOR(R) to book your viewing right away!

Built in 2013

Essential Information

MLS® #	A2141527
Price	\$650,000
Sold Price	\$645,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,475
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	294 Mahogany Heights Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1X1

Amenities

Amenities	Beach Access, Clubhouse, Party Room, Playground, Racquet Courts, Recreation Room
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Side, Insulated, On Street

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Interior Lot, No Neighbours Behind, Landscaped, Level, Street Lighting, Yard Lights, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Shingle Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 27th, 2024
Days on Market	13
Zoning	R-1N
HOA Fees	546.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
----------------	--------------------

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.