

\$949,900 - 14 Mahogany Passage Se, Calgary

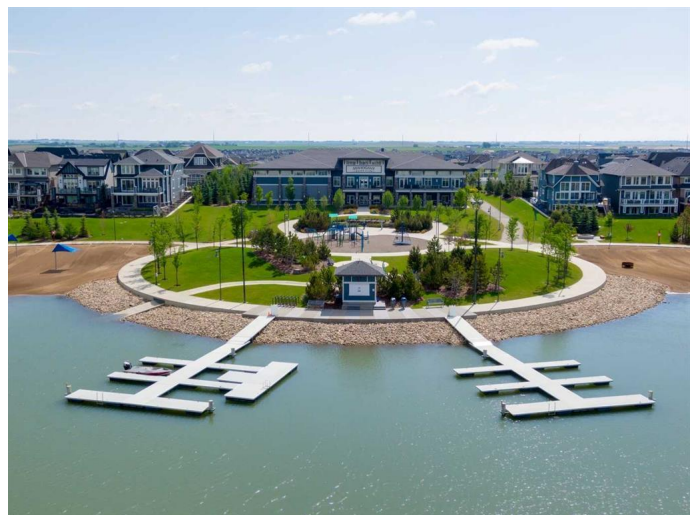
MLS® #A2141574

\$949,900

4 Bedroom, 3.00 Bathroom, 1,325 sqft
Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Welcome to this meticulously upgraded bungalow located in the award-winning lake community of Mahogany. This stunning home features 10-foot ceilings and an open floor plan, perfect for entertaining. The kitchen is designed as the heart of the home and includes a 15-foot waterfall island, under-cabinet lighting, upgraded cabinetry, a 6-burner gas range, and a custom-crafted banquette by Denca. The living area centers around a floor-to-ceiling stone fireplace, creating a cozy focal point for gatherings, and offers custom designer window treatments on the 9-foot solid core sliding doors that lead out to the beautiful balcony spanning the width of the home. The primary bedroom offers private access to the outside and views of the lake, and the ensuite bathroom showcases stunning floor-to-ceiling tile, a floating vanity with dual sinks, undermount lighting, and a large freestanding soaker tub. Custom closet cabinetry and a solid core pocket door add functionality and elegance to the space. The main floor is complete with a second bedroom/office, full bathroom, and a spacious laundry room with ample storage. The lower level features a walk-out basement with a professionally designed theater room that includes a 120-inch projector screen and built-in speakers, ideal for entertaining. Two additional bedrooms, a third bathroom, and storage complete the home. The exterior impresses with professionally landscaped grounds, stamped concrete patio and



pathway, and Astroturf for low-maintenance elegance. Landscape lighting illuminates the exterior and showcases the 11 mature Swedish Aspen trees, providing privacy and a beautiful outdoor space. The balcony offers additional space for enjoying the outdoors and comes equipped with three gas lines for your bbq, fire table, and heater. This home truly exemplifies modern comfort and style in one of Calgary's most desirable neighborhoods. Don't miss the opportunity to make this exceptional property your own.

Built in 2015

Essential Information

MLS® #	A2141574
Price	\$949,900
Sold Price	\$940,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,325
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	14 Mahogany Passage Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2K6

Amenities

Amenities	Beach Access, Boating, Clubhouse, Party Room, Picnic Area,
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	Playground
Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Great Room, Stone
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Paved, Private, Treed
Roof	Asphalt
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	July 12th, 2024
Days on Market	28
Zoning	R-1N
HOA Fees	570.03
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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