

\$998,800 - 40 Mahogany Heath Se, Calgary

MLS® #A2153721

\$998,800

5 Bedroom, 4.00 Bathroom, 2,583 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE ALERT SAT & SUN 2-4 PM -
Act now to get the best spot by the Beach -
Family Approved - 5 bedrooms + 4 bathrooms
+ Main floor den + Bonus room + ultra-posh
wet bar. Extensive upgrades and superior
quality, with over 3739+ square feet of
air-conditioned luxurious living space. You will
be impressed with the privacy of an oversized
traditional homesite with a private NW-facing
backyard with a bespoke 27' x 12' deck, a
gazebo deck, a lower patio, and a stone
walkway. This seasonal, airy design provides
relief from the sunniest to the snowiest days
while providing an uninterrupted view of the
surrounding gardens. Start enjoying this
convenient Mahogany Lake Location - Steps
away from the Clubhouse, lake, ponds, Ice
rink, parks, pathways, schools, 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 - dramatic roof lines, 22'
x 20' attached garage with smart board trim,
detailed door & full-sized concrete driveway,
covered entry, stone-faced columns &
archway, and stucco complete this spectacular
elevation. There are extensive upgrades
throughout, and the details are superb. This is
a must-see home! Chef's kitchen includes
granite counter tops, custom light wood shaker
style cabinets/doors, extension trims, high-end
stainless steel



fridge/dishwasher/microwave/slide in oven with electric smooth cooktop, hood cover, recessed lighting, oversized central island, peninsula island with a raised eating bar & black silgranite under mount sink, walk-through butlers pantry with cabinet storage & a large breakfast nook. The main floor layout includes a family room with a stone-faced gas fireplace and wall niche, a private main floor office/den, a family-sized open foyer with a side window, and rich wide plank hardwood floors featured from the front entrance and throughout the main floor. The large mud room offers more storage and easy access to the garage. An open staircase with railing and plush carpet leads to the upper four bedrooms, bonus room & laundry room with sink. The primary bedroom suite includes a gas fireplace, his and hers vanity sinks, big walk-in closet, an oversized shower w/glass door, and a gorgeous soaker tub to complete this stunning spa-like en-suite. BONUS: The basement offers in-floor heating, 8'10" ceilings, a large family room with an ultra-posh wet bar, a bedroom, a full bathroom, and a utility room. Plus, 9' main floor ceilings, generously sized bedrooms with large windows, A/C, plumbing/lighting, and electrical fixtures upgraded! 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! Call your friendly REALTOR(R) to book your viewing right away!

Built in 2010

Essential Information

MLS® #	A2153721
Price	\$998,800

Sold Price	\$970,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,583
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

40 MAHOGANY HEATH SE
 RECA MEASUREMENT STANDARD - CALGARY AB
 MAIN LEVEL (AG) - 1156.08 Sq.Ft. / 107.40 m²
 UPPER LEVEL (AG) - 1427.25 Sq.Ft. / 132.59 m²
 TOTAL ABOVE GRADE RMS SIZE - 2583.33 Sq.Ft. / 239.99 m²
 BASEMENT DEVELOPED AREA (BG) - 946.17 Sq.Ft. / 87.90 m²
 BELOW GRADE EXCLUDED AREA (BG) - 209.91 Sq.Ft. / 19.50 m²
 TOTAL AG/BG AREA - 3739.41 Sq.Ft. / 347.39 m²



Community Information

Address	40 Mahogany Heath Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0T2

Amenities

Amenities	Beach Access, Clubhouse, Community Gardens, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Oversized, Side By Side

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Family Room, Gas, Mantle, Master Bedroom, Stone, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Covered Courtyard, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Close to Clubhouse, Fruit Trees/Shrub(s), Front Yard, Interior Lot, Landscaped, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2024
Date Sold	August 24th, 2024
Days on Market	25
Zoning	R-1N
HOA Fees	570.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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