\$699,900 - 229 Mahogany Parade Se, Calgary

MLS® #A2177108

\$699,900

3 Bedroom, 3.00 Bathroom, 1,972 sqft Residential on 0.08 Acres

Mahogany, Calgary, Alberta

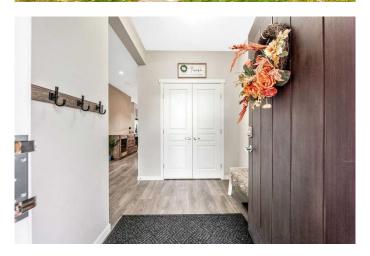
Welcome to your new family home in Mahogany, one of Calgary's most desirable lake communities. This spacious 3-bedroom, 2.5-bath detached home, complete with a double detached garage, offers nearly 2,000 square feet of comfortable living space, ideal for families looking to settle down.

As you enter, you are greeted by a large foyer that leads into an inviting living room, perfect for family gatherings and entertaining friends. Adjacent to the living area, the generous dining space is designed for memorable meals together. The gourmet kitchen is the highlight of the home, featuring an abundance of counter space and storage, beautiful cabinetry and upgraded hood fan over the gas range; making it a chef's dream. A convenient ½ bath on the main floor adds practicality for family life, while the pass-through at the back door, which also serves as a mudroom area, is perfect for easily transferring grocery bags or BBQ supplies.

Upstairs, you will find a master bedroom that serves as a true sanctuary, complete with an ensuite featuring double sinks, a full-sized tiled shower, and a spacious walk-in closet. Two additional bedrooms provide plenty of room for kids, ensuring everyone has their own space. The upper level also features another full bath for added convenience. Plus, there is a bonus room, ideal for a TV room or play area where the kids can unwind after school. On the main level, another versatile flex room awaits, perfect for a home office or a study area for







homework.

The home also includes an unfinished basement with a rough-in for a bathroom, offering opportunities for customization and additional living space as your family grows. Step outside to enjoy your back deck, perfect for summer barbecues and family gatherings, and a landscaped yard, big enough for a trampoline.

Living in Mahogany means your family has access to Calgary's largest freshwater lake, where you can spend weekends swimming, paddle-boarding, or enjoying sandy beaches. The community is known for its parks, over 74 acres of natural wetlands, and an extensive network of walking and biking trailsâ€"great for outdoor adventures and family outings. This home is located within walking distance to the Lake and Spider Park.

Convenience is just around the corner with Mahogany Village Market, featuring shops, dining options, and essential services, making family life easy and enjoyable. You'll appreciate quick access to major roadways, such as 52nd St. and Stoney Trail. Transit stops and schools are close by, ensuring an easy routine for your busy family. This home offers a unique living experience that is perfect for families looking for a friendly and active community. Come see this wonderful family home today and discover the lifestyle that awaits you in Mahogany!

Built in 2017

Essential Information

MLS® # A2177108

Price \$699,900

Sold Price \$696,000

Bedrooms 3 Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,972 Acres 0.08 Year Built 2017

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

Community Information

Address 229 Mahogany Parade Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M 2J9

Amenities

Amenities Clubhouse, Picnic Area, Playground, Recreation Facilities, Recreation

Room, Beach Access, Boating, Game Court Interior, Park, Racquet

Courts

Parking Spaces 2

Parking Double Garage Detached, Garage Faces Rear, Oversized

Interior

Interior Features Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings,

Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz

Counters, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating High Efficiency, Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Zero Lot Line

Roof Asphalt Shingle

Construction Stone, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed November 7th, 2024

Date Sold December 5th, 2024

Days on Market 28

Zoning R-G

HOA Fees 582.00

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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