

\$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 1½ 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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