

30 Mahogany Lane SE
Calgary, Alberta

MLS # A2225918



\$750,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,035 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Gentle Sloping, Reverse Pie Sha		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Wall-mounts, Telus Monitored Security (with motion sensors), Smart Door Bell and Smart thermostat - buyer to assume monitoring fees		

Open House Cancelled This Certified Built Green home sits on a quiet, family-friendly street where neighbours still chat on the driveway and kids ride bikes until sunset. Just 4 minutes to West Beach and 6 to the Main Beach, this home brings the lake lifestyle to your doorstep - swimming, paddleboarding, and beach picnics are just part of your new everyday. Inside, the heart of the home is the bright, white kitchen featuring a large island with light engineered stone countertops, stainless steel appliances, a double-door pantry, and added cabinetry in the back mudroom for everyday convenience. It's open to the family-sized dining space and an adjacent great room with a gas fireplace and tile surround, designed for cozy nights and effortless entertaining. Upstairs, the thoughtful layout includes a spacious bonus room, laundry room, large linen closet, and three bedrooms. The owner's suite is a retreat with a huge walk-in closet and spa-inspired ensuite: double vanities, a soaker tub, and a stand-up shower offer the perfect way to unwind. Other features you'll love: central air conditioning, an unfinished basement ready for your vision, double attached garage, a two-tiered deck to soak in the evening sun, low-maintenance landscaping, a gas BBQ line, and loads of natural light throughout. All tucked onto a reserve pie lot surrounded by incredible neighbours. Mahogany is more than a neighbourhood—it's a lifestyle. Come see what lake life feels like.