

**26 Mahogany Green SE  
Calgary, Alberta**

**MLS # A2252005**



**\$855,000**

|                  |                                                                                |               |                   |
|------------------|--------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mahogany                                                                       |               |                   |
| <b>Type:</b>     | Residential/House                                                              |               |                   |
| <b>Style:</b>    | 2 Storey                                                                       |               |                   |
| <b>Size:</b>     | 2,333 sq.ft.                                                                   | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 4                                                                              | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Front Drive, Heated Garage                   |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                                      |               |                   |
| <b>Lot Feat:</b> | City Lot, Cul-De-Sac, Few Trees, Front Yard, Gentle Sloping, Interior Lot, Lan |               |                   |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                     | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -   |

**Features:** Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Alarm System (No Contract), TV Mounts, Smart Doorbell

A beautiful home located in the award-winning lake community of Mahogany, a neighborhood that has been recognized multiple times as Community of the Year. With an unbeatable cul-de-sac location and very close proximity to the West Beach, this home is perfect for you. From the moment you step inside, you'll appreciate the warmth of the hardwood floors and the thoughtful layout designed for both family living and entertaining. The large kitchen is truly the heart of the home, offering plenty of space for cooking and gathering. Upstairs, the primary bedroom provides a spacious retreat to unwind at the end of the day. This level also offers a private balcony and two additional bedrooms. Downstairs, the basement features another comfortable bedroom and a full bathroom, making it an ideal space for teenagers, in-laws, or visitors. Don't forget the huge bonus room, you get to decide what you do with it. Let's not forget about the heated garage, a total game changer for the winter months. Beyond the home itself, life in Mahogany is simply unmatched. Just steps away, you'll find endless pathways winding through the wetlands and lake area, and a short walk brings you to the Mahogany Beach Club. Here you can enjoy an incredible range of amenities including tennis courts, a splash park, a playground, paddleboarding, fishing, skating, and so much more. With nearby shops, schools, dining, and access to the brilliantly designed Seton YMCA and South Health Campus Hospital, convenience is at your doorstep. Quick connections to Stoney Trail and Deerfoot Trail make commuting easier, whether you're headed downtown or out of the city. This is a fantastic opportunity to own a home on a quiet cul-de-sac in one of Calgary's most desirable lake communities, where all you need to do is move in and start enjoying everything Mahogany has to

offer. Call your agent today to book your private showing and see for yourself why this home is the perfect fit.