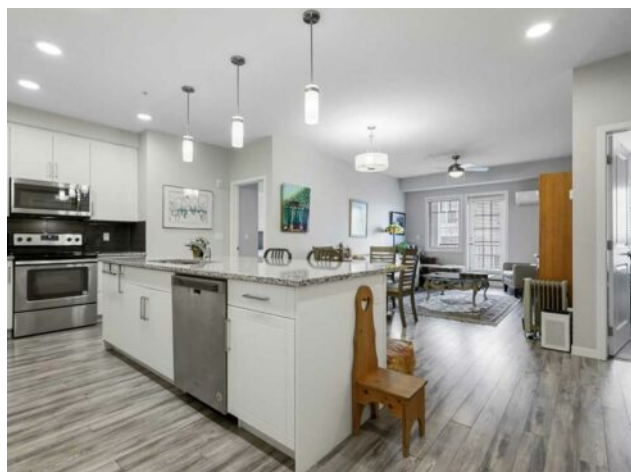


**312, 20 Mahogany Mews SE  
Calgary, Alberta**

**MLS # A2210785**



**\$399,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	963 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 547
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to Sandgate of Mahogany Lake. Fabulous 2 bed + 2 Bath air-conditioned home with high 9' ceilings - Perfect for casual living and entertaining, this California split design plan was designed in the great room style, with the living room, dining area, and kitchen openly communicating. A showpiece kitchen features high-end modern white cabinets, granite countertops, a central island with an undermount stainless steel sink & a breakfast bar & upgraded stainless steel appliances. A spacious & bright living room includes large picture windows and quick access to the covered 9' x 6' balcony - It's BBQ time with a gas line. Views of the central tree-lined linear courtyard - listen to the birds. 2 baths & 2 large bedrooms are privately located on each side of the living area and include closets. The primary bedroom is a private 3-piece ensuite with a large shower and walk-through closet. Terrific amenity center - Live healthy with Sandgate's 1,300 sf. Onsite fitness center. With a range of cardio & strength training equipment. Bonus: Luxury wide plank laminate flooring, extra storage, titled indoor parking & more! Quick Possession date is available.