



## 22 Mahogany Drive Calgary Alberta

\$544,900

Welcome to the serene and sought-after community of Mahogany, home to Calgary's largest lake! This beautifully maintained 2-storey townhome offers over 1,200 sq ft of living space, featuring 2 bedrooms, 2 bathrooms, and a double detached garage. Upon entering, you'll be greeted by an inviting open-concept layout that seamlessly connects the spacious living room to the dining area and modern kitchen. Sunlight pours through the large, south-facing windows, creating a bright and welcoming atmosphere throughout the home. The kitchen is equipped with sleek white cabinetry, quartz countertops, stainless steel appliances, and an island. Upstairs, you'll find two generously sized bedrooms, each with its own walk-in closet and private 4-piece ensuite bathroom, providing comfort and convenience for all. The outdoor space is equally impressive, with a private backyard and patio area that serves as your own peaceful retreat, perfect for enjoying sunny days. Residing in Mahogany grants you year-round access to the stunning lake and its array of wonderful amenities, whether it's summer or winter, it provides many fun activities. Conveniently located close to the Seton Hospital, schools, playgrounds, restaurants, shopping, and public transportation, this home also offers quick access to Stoney and Deerfoot Trail, making it easy to explore the city. This is the perfect family home in an exceptional neighbourhood. Don't miss your chance—book your private viewing today! (id:6769)

Living room 12.08 Ft x 12.83 Ft

Kitchen 8.33 Ft x 12.42 Ft

Dining room 7.42 Ft x 11.67 Ft

2pc Bathroom 5.42 Ft x 5.58 Ft

Primary Bedroom 11.42 Ft x 12.92 Ft

Bedroom 12.42 Ft x 12.33 Ft

4pc Bathroom 5.83 Ft x 7.92 Ft

4pc Bathroom 4.92 Ft x 8.08 Ft

Listing Presented By:



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**Mirror**

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