



## 234 Mahogany Place Calgary Alberta

\$1,295,000

PRIME LOCATION WITHIN MAHOGANY; This 3123 sq ft gem is positioned on a large lot at the end of a quiet cul-de-sac, backing onto walking paths, SW backyard, with quick accessibility to main roads and a short stroll to the EXCLUSIVE Mahogany Beach Club. Unique features of the home are a TRIPLE ATTACHED, FINISHED GARAGE, high ceilings, a HUGE CUSTOM-BUILT WALK-IN CLOSET, a wood-burning fireplace and an unfinished basement to suit your specific needs. The main floor starts off with a large entryway, flanked by a mud room with garage access and a home office, offering lots of privacy away from the rest of the house, with a powder room. It then opens up to the formal dining area, living room with two-story floor-ceiling windows, porcelain flooring throughout and a CHEF'S KITCHEN: All appliances are top-of-the-line SS KitchenAid, double fridge, commercial grade hood fan, pantry, built-in wine fridge, granite countertops and a large island that can accommodate up to six. In addition, the deck has a natural gas barbecue connection. Upstairs a large bonus room overlooks the living area and backyard. In total, there are 3 bedrooms, an extra-large laundry room with a sink and lots of storage in addition to the linen closet. The ensuite bath is incredibly spacious with dual entry, his and her sinks with lots of storage, quartz countertops, a jetted tub and a walk-in shower; finished with porcelain tiles that blend seamlessly into the floor. The property has been PROFESSIONALLY LANDSCAPED and has a sprinkler system. Other functional details include a dual furnace, dual air conditioning units, and a water filtration system. Enjoy the best Mahogany has to offer. Call today to book a showing! (id:6769)

4pc Bathroom 8.08 Ft x 7.83 Ft

5pc Bathroom 14.58 Ft x 15.67 Ft

Bedroom 10.08 Ft x 14.50 Ft

Bedroom 9.92 Ft x 14.50 Ft

Family room 16.25 Ft x 23.08 Ft

Laundry room 8.33 Ft x 18.33 Ft

Primary Bedroom 19.00 Ft x 15.83 Ft

Other 10.58 Ft x 18.17 Ft

Other 14.58 Ft x 15.08 Ft

Furnace 22.83 Ft x 18.50 Ft

2pc Bathroom 6.50 Ft x 5.42 Ft

Dining room 11.33 Ft x 14.58 Ft

Foyer 5.33 Ft x 8.25 Ft

Great room 20.08 Ft x 16.00 Ft

Kitchen 19.00 Ft x 21.00 Ft

Office 10.00 Ft x 11.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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