



## 52 Mahogany Heath Calgary Alberta

\$925,000

Welcome to the Mahogany Dream Home, a beautiful former show home just one block from Mahogany West Beach. This property offers over 3,100 square feet of beautifully designed living space, providing functionality, convenience, and a private backyard retreat in Calgary's premier lake community. With Mahogany's Plaza and Village just a short walk away, this home is perfectly situated in the community. The open-concept main level has so much to offer, featuring a chef's kitchen with newly upgraded stainless steel appliances, a double island with granite counters, custom cabinetry, and a breakfast bar. A spacious walk-through pantry connects the kitchen to a mudroom for easy organization. The bright dining area, with a large bay window, opens directly to the backyard. The great room's two-storey ceilings and two-way stone fireplace add a warm touch, while the freshly painted main floor and upper level, including a den with a private office space, are ideal for a work-from-home lifestyle. Upstairs, the layout is designed for comfort, with a large bonus room furnished with a sectional couch built into the price of the property. The upper level is also wired for data and sound, with speakers on both levels, and offers two additional bedrooms sharing a Jack & Jill bathroom, each with its own vanity, and an impressive primary suite. The primary bedroom features a tray ceiling, built-in dresser, walk-in closet, spa-type ensuite with a glass-enclosed shower and double vanities, and central air conditioning. A conveniently located laundry room completes this level. The finished lower level expands the living space with a large recreation room, including an entertainment area with a TV and shelving system (included), an additional bedroom, and a spa bath with a jetted tub. Outside, the backyard awaits with a sundeck, cozy bio-flame fireplace lounge, a perfectly maintained hot tub, ...

4pc Bathroom 8.50 Ft x 8.58 Ft

5pc Bathroom 6.92 Ft x 20.42 Ft

Bedroom 12.33 Ft x 10.58 Ft

Family room 13.42 Ft x 15.00 Ft

Laundry room 5.67 Ft x 5.83 Ft

Primary Bedroom 15.00 Ft x 21.17 Ft

Bedroom 12.33 Ft x 10.33 Ft

Recreational, Games room 23.83 Ft x 19.00 Ft

Furnace 13.83 Ft x 8.25 Ft

2pc Bathroom 6.25 Ft x 2.83 Ft

Dining room 13.00 Ft x 10.25 Ft

Kitchen 12.50 Ft x 14.67 Ft

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

Listing Presented By:



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See

**Mirror**

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**Other** 5.67 Ft x 8.00 Ft

**Other** 6.00 Ft x 3.00 Ft

**Bedroom** 16.33 Ft x 11.92 Ft

**4pc Bathroom** 12.25 Ft x 8.75 Ft

**Living room** 12.00 Ft x 14.50 Ft

**Other** 12.75 Ft x 6.33 Ft

**Office** 7.50 Ft x 6.00 Ft