



## 229 Mahogany Parade Calgary Alberta

\$699,900

Welcome to your new family home in Mahogany, one of Calgary's most desirable lake communities. This spacious 3-bedroom, 2.5-bath detached home, complete with a double detached garage, offers nearly 2,000 square feet of comfortable living space, ideal for families looking to settle down. As you enter, you are greeted by a large foyer that leads into an inviting living room, perfect for family gatherings and entertaining friends. Adjacent to the living area, the generous dining space is designed for memorable meals together. The gourmet kitchen is the highlight of the home, featuring an abundance of counter space and storage, beautiful cabinetry and upgraded hood fan over the gas range; making it a chef's dream. A convenient 1/2 bath on the main floor adds practicality for family life, while the pass-through at the back door, which also serves as a mudroom area, is perfect for easily transferring grocery bags or BBQ supplies. Upstairs, you will find a master bedroom that serves as a true sanctuary, complete with an ensuite featuring double sinks, a full-sized tiled shower, and a spacious walk-in closet. Two additional bedrooms provide plenty of room for kids, ensuring everyone has their own space. The upper level also features another full bath for added convenience. Plus, there is a bonus room, ideal for a TV room or play area where the kids can unwind after school. On the main level, another versatile flex room awaits, perfect for a home office or a study area for homework. The home also includes an unfinished basement with a rough-in for a bathroom, offering opportunities for customization and additional living space as your family grows. Step outside to enjoy your back deck, perfect for summer barbecues and family gatherings, and a landscaped yard, big enough for a trampoline. Living in Mahogany means your family has access to Calgary's largest freshwater lake, wher...

Primary Bedroom 12.25 Ft x 16.00 Ft

Bedroom 10.00 Ft x 10.08 Ft

Bedroom 10.00 Ft x 10.00 Ft

Bonus Room 9.00 Ft x 9.17 Ft

Laundry room 6.08 Ft x 8.08 Ft

4pc Bathroom 9.58 Ft x 11.17 Ft

Foyer 6.42 Ft x 7.25 Ft

Living room 13.00 Ft x 16.00 Ft

Dining room 12.42 Ft x 12.58 Ft

Kitchen 9.75 Ft x 16.00 Ft

Other 6.08 Ft x 9.00 Ft

Other 6.00 Ft x 14.08 Ft

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

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# RE/MAX<sup>®</sup>

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(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

4pc Bathroom 4.92 Ft x 8.75 Ft

2pc Bathroom 5.00 Ft x 5.75 Ft