



# 40 Mahogany Heath Calgary Alberta

\$998,800

**\*\* Act now to get the best spot by the Beach \*\* Family Approved - 5 bedrooms + 4 bathrooms + Main floor den + Bonus room + ultra-posh wet bar \*\* Extensive upgrades and superior quality, with over 3739+ square feet of air-conditioned luxurious living space. You will be impressed with the privacy of an oversized traditional homesite with a private NW-facing backyard with a bespoke 27' x 12' deck, a gazebo deck, a lower patio, and a stone walkway. This seasonal, airy design provides relief from the sunniest to the snowiest days while providing an uninterrupted view of the surrounding gardens. Start enjoying this convenient Mahogany Lake Location - Steps away from the Clubhouse, lake, ponds, Ice rink, parks, pathways, schools, shopping, soccer, bike paths, South Pointe Hospital, transit, and the major south expressways. Community lifestyle living that makes Mahogany Lake an outstanding, safe, and secure community. Rich curb appeal with architectural features - dramatic roof lines, 22' x 20' attached garage with smart board trim, detailed door & full-sized concrete driveway, covered entry, stone-faced columns & archway, and stucco complete this spectacular elevation. There are extensive upgrades throughout, and the details are superb. This is a must-see home! Chef's kitchen includes granite counter tops, custom light wood shaker style cabinets/doors, extension trims, high-end stainless steel fridge/dishwasher/microwave/slide in oven with electric smooth cooktop, hood cover, recessed lighting, oversized central island, peninsula island with a raised eating bar & black silgranite under mount sink, walk-through butlers pantry with cabinet storage & a large breakfast nook. The main floor layout includes a family room with a stone-faced gas fireplace and wall niche, a private main floor office/den, a family-sized open foyer with a side window, and rich wide plank hardwood fl...**

Family room 12.00 Ft x 11.67 Ft	2pc Bathroom .00 Ft x .00 Ft
Bedroom 13.00 Ft x 9.83 Ft	Pantry 8.50 Ft x 4.33 Ft
4pc Bathroom .00 Ft x .00 Ft	Other 9.75 Ft x 9.33 Ft
Recreational, Games room 15.58 Ft x 13.00 Ft	Den 10.67 Ft x 9.25 Ft
Other 15.67 Ft x 12.58 Ft	Bonus Room 18.92 Ft x 12.25 Ft
Furnace 19.83 Ft x 8.75 Ft	Primary Bedroom 16.25 Ft x 13.08 Ft

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

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Living room 26.08 Ft x 14.00 Ft

Kitchen 18.00 Ft x 10.00 Ft

Dining room 12.92 Ft x 12.00 Ft

Foyer 8.83 Ft x 5.33 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 11.25 Ft x 9.92 Ft

Bedroom 11.25 Ft x 9.92 Ft