



## 45 Mahogany Heath Calgary Alberta

\$909,000

Just around the corner from the lake house, and loaded with upgrades, this is your new home!! Completely transformed in 2024, this stunning home in the sought-after lake community of Mahogany offers a perfect blend of modern elegance and timeless charm. Luxury vinyl plank flooring stretches throughout, while stylish new light fixtures and recessed lighting harmonize beautifully with the natural sunlight streaming through large windows. At the heart of the home is a showstopping kitchen—a culinary dream with sleek white cabinetry with crown molding, marbled quartz countertops, and a waterfall-edge island. CAFE refrigerator and a gas stove elevate both function and style, a glossy white backsplash, and matte black hardware add a touch of sophistication. Overlooking the spacious dining area, there's plenty of room for a harvest table, making hosting holidays or intimate dinners effortless. The living room is warm and inviting, anchored by a striking stone-faced gas fireplace with a mantle, a charming wall niche for your personal treasures, and a floating live-edge shelf—a conversation piece in itself! Upstairs, a bright and airy family room offers a dedicated space for kids, separate from the main living area downstairs. Two generously sized bedrooms share an updated full bath with quartz countertops, while the primary suite is a luxurious retreat. Large enough for a king-sized bed, it features an oversized walk-in closet with a window and a modern spa ensuite. Unwind in the freestanding soaker tub set against a subway-tiled feature wall, or refresh in the separate shower, and WATERPROOF baseboards. Floating shelves and artistic patterned tile flooring complete the space with flair. The fully finished basement features an expansive rec room and a stylish wet bar with matching quartz counters, open shelving, a sink, and a CAFE beverage fridge. A fourth bedroom and fu...

3pc Bathroom 2.90 M x 3.43 M  
Bedroom 3.58 M x 5.06 M  
Recreational, Games room 3.47 M x 6.53 M  
Other 2.67 M x 2.31 M  
Furnace 1.61 M x 3.18 M  
Furnace 1.11 M x 1.04 M

4pc Bathroom 2.69 M x 1.65 M  
Primary Bedroom 3.98 M x 5.80 M  
Other 1.78 M x 4.23 M  
5pc Bathroom 4.12 M x 3.56 M  
Bedroom 4.10 M x 3.59 M  
Bedroom 3.79 M x 3.68 M

Listing Presented By:



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Living room 4.00 M x 5.08 M

Kitchen 3.75 M x 3.51 M

Dining room 3.66 M x 4.17 M

2pc Bathroom 1.53 M x 1.44 M

Family room 3.75 M x 4.40 M

Laundry room 2.03 M x 1.75 M

Storage 2.13 M x 2.09 M