



## 66 Mahogany Green Calgary Alberta

\$799,999

**\*\*OPEN HOUSE: SATURDAY, Dec 16 at 2 PM-5 PM & SUNDAY, Dec 17 at 1 PM-4 PM\*\*** Welcome to your dream home in the heart of Mahogany! This stunning 2-storey walkout, nestled in a quiet cul-de-sac, offers the perfect blend of elegance and comfort for you and your family. As you step inside, the main floor welcomes you with gleaming hardwood floors and a spacious open-concept design, boasting 9ft ceilings that flood the living space with plenty of natural light. The living room, anchored by a cozy gas fireplace, creates a warm and inviting atmosphere for family gatherings. Adjacent is the chef's kitchen, a culinary haven featuring a gas stove, a two-door stainless steel fridge, and granite countertops that extend across the kitchen and its island, providing ample space for your culinary adventures. With plenty of cabinets, a pantry, a butler's pantry, and a convenient powder room, this kitchen is as functional as it is stylish. Step out from the dining area onto the balcony, where mornings are best spent sipping coffee and enjoying the sunrise. The upper level is equally impressive, with a hallway leading to the primary bedroom adorned with high vaulted ceilings and large windows. The luxurious spa-like 6-piece bathroom boasts his and hers sinks, while a massive walk-in closet adds a touch of opulence. 3 additional bedrooms, a 4-piece bathroom, a laundry room, and a den - perfect for a home office - complete the upper floor. Venture down to the basement with its 9ft ceiling, where you'll find a utility room with extra storage space or potential for a home gym. A 3-piece bathroom, a 5th bedroom, and a spacious rec room equipped with a projector provide endless possibilities for entertainment. Step outside to discover a concrete patio with a gas line for BBQ, and a sprawling pie-shaped yard beautifully landscaped with shrubs, trees, fruits, and a covered patio. The stoned fire...

Primary Bedroom 5.26 M x 3.94 M

6pc Bathroom 4.06 M x 3.63 M

Other 3.71 M x 1.70 M

Laundry room 1.96 M x 1.73 M

Den 2.21 M x 2.06 M

Bedroom 4.04 M x 3.71 M

Recreational, Games room 6.10 M x 5.87 M

3pc Bathroom 1.47 M x 2.54 M

Other 2.95 M x 3.71 M

Storage 1.91 M x 1.24 M

Furnace 7.06 M x 3.63 M

Kitchen 4.11 M x 3.78 M

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

Listing Presented By:



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Bedroom	3.76 M x 3.66 M	Dining room	3.66 M x 3.81 M
Bedroom	3.53 M x 4.06 M	Living room	4.72 M x 3.94 M
4pc Bathroom	2.64 M x 1.60 M	2pc Bathroom	1.50 M x 1.40 M
Bedroom	3.53 M x 4.06 M		