



15 Mahogany Point Calgary Alberta

\$800,000

Lake side living at its finest! Cul-de-sac location steps to the West beach, Mahogany's Urban Village and transit. Original home owners present a family inspired home in this award winning 4-season community. Let's take an open design plan and breath life, fun and style into it. Hardi-board and stone exterior with an exposed concrete front drive and covered front veranda. Enter into 9' knock down ceilings which spans to the 2-piece guest bath through the barn doors and into a must have mudroom for today's modern family hosting lockers for each with access into the double front attached garage. The main floor is an open design beginning with the side lifestyle room with a tiled focal gas fireplace connected to the entertainment style kitchen showcasing a plethora of cabinet and counter space, granite, extended height cabinets, walk in pantry, a full stainless steel appliance package includes a Samsung smooth top range, soft close doors and French door fridge. To the back on the plan is the dining area with a garden door to your West facing yard complete with phantom screen. The Shiplap accents add dimension and depth while keeping a cozy and inviting space throughout. The upper plan begins with a generous size tech center, a rear 4th bedroom, 2 more front bedrooms and a tiled laundry room that everyone is talking about with its dual linen storage, floating shelves, wall paper feature wall and solid core door with opaque glass insert. The primary bedroom set to the back of the home offers a peaceful space to adjourn for the night with an electric fireplace, room for a king bed and connects to the private 5-piece en-suite bath. Our partially developed lower level has the layout to impress with a recreation room, rough in bath, flex space and all your storage needs. Pride of ownership is well prevalent throughout with the design, style, plan and walk score this is not...

Furnace 11.08 Ft x 14.42 Ft

Recreational, Games room 23.67 Ft x 23.00 Ft

Roughed-In Bathroom 10.92 Ft x 9.08 Ft

Other 11.08 Ft x 7.58 Ft

2pc Bathroom 5.25 Ft x 4.75 Ft

Kitchen 11.33 Ft x 12.50 Ft

5pc Bathroom 9.17 Ft x 9.83 Ft

Office 10.08 Ft x 5.75 Ft

Laundry room 9.67 Ft x 10.17 Ft

Bedroom 13.42 Ft x 11.33 Ft

Bedroom 9.08 Ft x 11.92 Ft

Bedroom 9.25 Ft x 16.33 Ft

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

Listing Presented By:



Originally Listed by:
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<http://jameshomes.ca>



CIR

REALTY

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Dining room 11.58 Ft x 11.67 Ft
Living room 13.33 Ft x 17.58 Ft
4pc Bathroom 9.58 Ft x 4.92 Ft

Primary Bedroom 11.00 Ft x 15.42 Ft
Other 9.33 Ft x 6.00 Ft