



# 19 Mahogany Rise Calgary Alberta

\$770,000

We're extremely excited to present this big, beautiful, family home in Mahogany! With 4 bedrooms and 3.5 bathrooms, and over 2900ft<sup>2</sup> developed, the house boasts stunning vaulted ceilings in the bonus room, hardwood floors, and a cozy fireplace. The kitchen has received a recent facelift with shaker style cabinets, knock down ceilings, light fixtures and fresh paint. You'll love the warm summer days in your private yard with a composite deck and gorgeous pergola, the way the lot is situated on the street adds privacy as you won't be looking directly into any neighbours living rooms... and they won't be looking into yours. The fully finished basement already has the additional bedroom and 3-pc bathroom in place, and they've hardly been used! With the south backing yard, the central air conditioning will come in really handy for those hot summer days, and if that doesn't keep you cool enough, you're just steps away from the stunning Lake Mahogany so you can have a dip in the lake. All the shops and restaurants of Westman Village are within a quick walk and so are the neighbourhood schools. Additionally, there's also a playground just around the corner with big open greenspace and basketball courts so your kids aren't having to cross any busy streets to go blow off steam. Thanks for taking the time to consider this listing, we'd love to accommodate your showings. It's a beautiful time of year to look at homes and we're happy to answer any questions that may help in your journey.

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3pc Bathroom Measurements not available

Bedroom 16.58 Ft x 8.58 Ft

2pc Bathroom Measurements not available

Primary Bedroom 16.17 Ft x 13.17 Ft

5pc Bathroom Measurements not available

Bedroom 10.58 Ft x 10.00 Ft

Bedroom 10.50 Ft x 10.08 Ft

4pc Bathroom Measurements not available

Bonus Room 19.17 Ft x 12.92 Ft

Listing Presented By:



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RE/MAX Landan Real Estate

<http://wisemanyyc.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca