



194 Mahogany Heights Calgary Alberta

\$685,000

Are you looking to live in a Lake Community? This is your opportunity - MAHOGANY LAKE! Start enjoying this convenient Mahogany Lake Location - Steps away from the Clubhouse, lake, ponds, Ice rink, parks, pathways, schools (x2), 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 - stucco, stone, mature landscaping, and concrete walkways. This modern home is not your typical cookie-cutter design and is situated on a quiet cul-de-sac & is family-friendly. Plus! A "CHEFS" kitchen with UPGRADED Stainless Steel appliances, plenty of cupboard space, upgraded quartz counter-tops with full wall subway back-splash tiles, high-end gloss white & wood grain european style cabinet doors & central island with a flush eating bar with more storage, and under-mount granite basin sink WOW!. All over looking the oversized dining room. The main floor also features a front living room with a gas fireplace, a foyer, a back mud room, and a 2-piece bath. Upstairs features a spacious primary bedroom with a walk-in closet and a 4-piece en-suite bathroom, two additional bedrooms, a laundry room, and a full bathroom. The oversized, fenced, and sunny yard features an upper side deck area, rear deck with hot tub/gazebo area, shed, and includes a concrete pad. The front-covered entry with a strong column detail complements this home and offers the perfect space to relax and enjoy watching the kids play street hockey or basketball! Builder upgrades totaled over \$100K, including plumbing and light fixtures, in-floor electric heat, a fully finished basement with an extra bedroom/bookcases/a full bathroom, and a secondary family room, 9' main floor ceilings, hardwood floors, extra windows throughout, and custom wi...

Family room 13.33 Ft x 13.00 Ft

Bedroom 12.25 Ft x 10.83 Ft

4pc Bathroom .00 Ft x .00 Ft

Furnace 24.58 Ft x 6.75 Ft

Living room 14.42 Ft x 13.67 Ft

Kitchen 17.67 Ft x 9.58 Ft

Dining room 12.42 Ft x 9.50 Ft

Foyer 6.00 Ft x 4.83 Ft

Other 6.08 Ft x 6.00 Ft

2pc Bathroom Measurements not available

Bedroom 10.25 Ft x 9.83 Ft

Bedroom 10.17 Ft x 9.58 Ft

Primary Bedroom 14.58 Ft x 12.33 Ft

Laundry room 7.58 Ft x 5.33 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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