



## 37 Mahogany Manor Calgary Alberta

\$979,900

HELLO GORGEOUS!! Fall in love with this well-maintained LOFTED BUNGALOW in the popular community of MAHOGANY with semi private lake access in the WATERS area!! A home like this does not come around very often!! You will enjoy entertaining in this stunning home featuring vaulted ceilings, hardwood floors, and a beautiful formal dining room. The fabulous kitchen features loads of gorgeous custom cabinets, granite countertops, huge island, SS appliances including a gas stove and double ovens and access to the large back deck. The kitchen and breakfast nook openly communicates with the huge great room featuring a gas fireplace and overlooks the sunny south back yard and walking paths behind. Don't miss the home office (could be used as a bedroom). The primary bedroom is located on the second level and has room for your king-sized bed and has lots of windows, walk in closet, and a beautiful 5 pc ensuite complete with steam shower, soaker tub and dual sinks. Wonderful Basement Development: 2 more bedrooms, over sized family Room, Rec space/games area with built in bar, 4 pc bathroom, workshop and loads of storage. You will love spending time in your beautifully landscaped yard with amazing outdoor living areas, U/G sprinklers & large patio and deck. Meticulously maintained, move in ready, new furnace (2021) and 60-gallon hot water tank (2022). THIS HOME IS A MUST SEE!! (id:6769)

4pc Bathroom 9.17 Ft x 5.17 Ft

Bedroom 12.17 Ft x 13.67 Ft

Recreational, Games room 16.25 Ft x 28.17 Ft

Furnace 11.92 Ft x 15.00 Ft

Workshop 16.50 Ft x 16.83 Ft

Bedroom 11.42 Ft x 12.17 Ft

2pc Bathroom 6.67 Ft x 5.00 Ft

Breakfast 12.50 Ft x 9.50 Ft

Dining room 12.42 Ft x 12.92 Ft

Foyer 12.33 Ft x 8.42 Ft

Kitchen 12.50 Ft x 18.08 Ft

Laundry room 7.33 Ft x 7.83 Ft

Living room 17.83 Ft x 15.50 Ft

Office 12.58 Ft x 12.83 Ft

Storage 5.58 Ft x 5.42 Ft

5pc Bathroom 12.67 Ft x 12.50 Ft

Den 6.75 Ft x 10.50 Ft

Primary Bedroom 15.00 Ft x 14.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX REALTY PROFESSIONALS



**Real Estate Professionals Inc.**

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

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