



## 83 Mahogany Way Calgary Alberta

\$949,990

Open House Sat Oct 5th & Sun Oct 6th 12 Noon-3PM. TWO DOUBLE GARAGES! More than 2,600 sq ft of living space above grade with 4 bedrooms upstairs, a main floor office and a huge 8446 sq ft pie lot. Note the SECOND GARAGE/HEATED WORKSHOP in the backyard, ideal for car enthusiasts or contractors! Both the attached garage and detached garages are heated, have built-in storage and the height to accommodate car lifts. This family home boosts abundant living space with 9 ft ceilings and is designed to benefit everyone in the family. A spacious open concept kitchen has a huge centre island, abundant counterspace and a walk-through pantry. The living room has a gas fireplace and there is a large dining room for family gatherings and entertaining. There is a main floor office ideal for work from home or a salon/spa space with a sink and built-ins. There is a large mud room off the attached garage, adjacent powder room, and walk-through pantry to the kitchen. Upstairs, with four spacious bedrooms, there is a big sunny bonus room and a huge primary bedroom with a luxurious ensuite. The large upper laundry room has room for additional storage/linens, and there is a well-appointed main bathroom. All of this bright beautiful living space has been freshly painted, ready for you to just move in! The basement is framed for a large recreation room, 5th bedroom and full bath (roughed-in) and electrical in all the outside walls by the builder. Additionally, a 6th bedroom could easily be incorporated if needed or leave open for a bigger recreation space. Note the added ceiling height and three windows in the basement that is ready to develop to your personal taste. The exposed aggregate front driveway and backyard patio are some other notable mentions for a remarkable property on one of Mahogany's biggest lots! Easy walking distance to schools, parks, shops and more in this award- ...

2pc Bathroom 4.50 Ft x 4.92 Ft  
Dining room 12.92 Ft x 12.00 Ft  
Kitchen 13.67 Ft x 18.83 Ft  
Living room 13.25 Ft x 16.00 Ft  
Other 9.25 Ft x 9.67 Ft  
Office 9.17 Ft x 10.58 Ft

Bedroom 9.67 Ft x 11.25 Ft  
Bedroom 13.42 Ft x 12.58 Ft  
Bedroom 9.67 Ft x 11.25 Ft  
Primary Bedroom 14.33 Ft x 16.17 Ft  
Family room 18.83 Ft x 14.08 Ft  
Laundry room 5.17 Ft x 8.75 Ft

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

Listing Presented By:



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**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

4pc Bathroom 9.67 Ft x 4.83 Ft  
5pc Bathroom 9.50 Ft x 12.58 Ft

Other 7.58 Ft x 8.83 Ft