

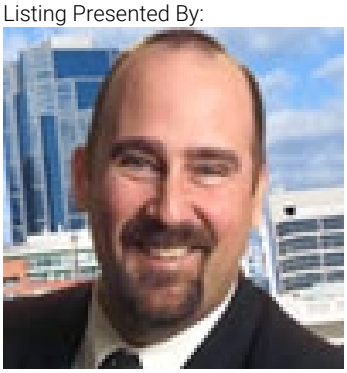
113 Mahogany Drive Calgary Alberta

$545,000

NO CONDO FEES | LAKE ACCESS | SOUTH BACKYARD | 4 BED 3.5 BATH | A/C | Amenity rich, lifestyle living, without the major price tag. Welcome to 113 Mahogany Drive SE. A well-kept, 1,268 square foot two storey townhome built in 2016 by Homes by Avi, just a few minutes' walk from the Mahogany Beach Club. With 4 bedrooms, 3.5 bathrooms, a fully finished basement, double detached garage, and full landscaping, this home gives you room to grow, plus the year-round lake lifestyle Mahogany is known for. The main floor is built for everyday living and easy hosting with upgraded quartz kitchen countertops, a large island with seating, a full Whirlpool appliance package, and generous cabinet space. Custom built-ins throughout the home add smart storage and a finished, polished look. A convenient half bath completes the main level. Upstairs, three bedrooms give everyone room to spread out. The primary retreat features a walk-in closet and a private ensuite, while two additional bedrooms share a full bathroom. Central air conditioning (or the lake) will keep the whole home comfortable on the hottest summer days. The fully finished basement is made for entertaining. A wet bar sets the stage for game nights, movie nights and hosting friends after a day at the beach. A fourth bedroom with its own full bathroom offers privacy for guests, teens or extended family. Step outside to a sunny south-facing backyard designed for relaxing, not yard work. Maintenance-free xeriscaping, a full fence and an included pergola create a private space for morning coffee, summer dinners and evenings outdoors. The double detached garage adds secure parking and extra storage for bikes, paddle boards and beach gear. Life in Mahogany revolves around it's amenities. Calgary's largest freshwater lake is yours to enjoy year-round through your HOA membership. Spend summer days swimming, paddle boarding, kayak...

Primary Bedroom 13.58 Ft x 10.50 Ft
Other 5.17 Ft x 3.08 Ft
3pc Bathroom 11.67 Ft x 4.83 Ft
Bedroom 9.42 Ft x 9.33 Ft
Other 4.75 Ft x 3.08 Ft
Bedroom 9.00 Ft x 8.67 Ft
Laundry room 6.00 Ft x 3.75 Ft
Furnace 9.00 Ft x 8.00 Ft
Living room 12.92 Ft x 11.92 Ft
Kitchen 11.58 Ft x 9.17 Ft
Dining room 11.83 Ft x 8.83 Ft
Foyer 5.83 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:
Jayman Realty Inc.

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

4pc Bathroom 7.92 Ft x 4.92 Ft

Recreational, Games room 15.17 Ft x 14.17 Ft

Bedroom 10.50 Ft x 7.58 Ft

3pc Bathroom 7.92 Ft x 4.92 Ft

Other 7.08 Ft x 3.50 Ft

2pc Bathroom 7.42 Ft x 2.67 Ft

Other 13.67 Ft x 4.42 Ft