

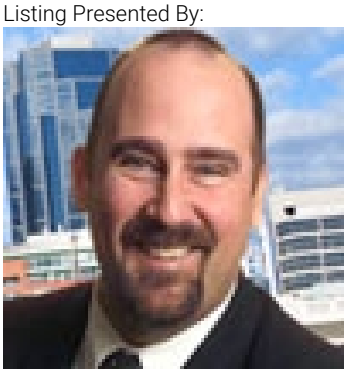
140 Mahogany Street Calgary Alberta

$355,000

Welcome to Sandgate in the award-winning lake community of Mahogany! This bright and spacious ground-floor unit offers 896 sq. ft. of thoughtfully designed living space with 2 bedrooms, 2 full bathrooms, titled underground parking and assigned storage. The open-concept layout features a modern kitchen with white cabinetry, quartz countertops, stainless steel appliances and a large island with seating, opening seamlessly into the dining and living areas. Large south-facing windows fill the space with natural light, while the living room provides direct access to the covered ground-level patio--offering the added convenience of your own exterior entrance. The primary bedroom features a walk-in closet and private 4-piece ensuite, while the generously sized second bedroom is located near the additional 4-piece bathroom. In-suite laundry and plenty of storage complete the interior. Enjoy all that Mahogany has to offer, including lake access, parks, playgrounds, walking and biking paths, nearby schools, shopping, restaurants and everyday amenities. With immediate possession available, this well-appointed ground-floor home is ready for its next owner. Note: A localized 20-foot section of the exterior walkway sits slightly above the interior floor level. (id:6769)

4pc Bathroom 7.92 Ft x 4.92 Ft
4pc Bathroom 4.92 Ft x 9.17 Ft
Bedroom 11.17 Ft x 10.33 Ft
Kitchen 13.00 Ft x 9.92 Ft
Living room 13.00 Ft x 14.25 Ft
Primary Bedroom 11.58 Ft x 13.92 Ft

Listing Presented By:



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