

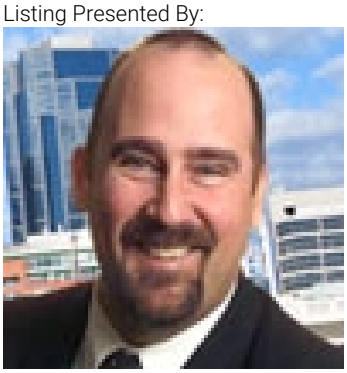
146 Mahogany Grove Calgary Alberta

$639,000

Over 2,300 SQ FT of developed living space, a HEATED AND FULLY INSULATED DOUBLE GARAGE, a WEST FACING BACKYARD on a 115 FOOT DEEP LOT, and a basement FINISHED WITH ALL PERMITS. This exceptionally well-maintained 3+1 bedroom home sits in one of the most convenient pockets in Mahogany, and the first thing you notice when you step inside is how well it has been looked after. It is spotless. NEW LUXURY VINYL PLANK carries you across a bright main floor, with a sunny front living room warmed by a gas fireplace in the winter and cooled by CENTRAL A/C (2025) in the summer. The large dining room flows into the kitchen with a breakfast bar, quartz counters and a newer FRIGIDAIRE PROFESSIONAL SERIES REFRIGERATOR and GAS RANGE (2025). Tucked behind the stairs is a DEDICATED OFFICE, the kind of quiet corner that makes working from home genuinely easy. A 2 piece bath completes the level. Upstairs, the primary retreat has vaulted ceilings, easily holds a king bed, and opens to a 5 PIECE ENSUITE with a soaker tub and walk-in closet. Two more teen sized bedrooms, a 4 piece main bath and UPPER FLOOR LAUNDRY sit just down the hall, so laundry day never involves the stairs. The basement was professionally finished with all permits and SOUNDPROOF INSULATION throughout, with double soundproofing in the 4th bedroom. You also get a full 4 piece bathroom, a large bonus room, a flex space ready for a workstation or dedicated exercise equipment, premium underlay and carpet, and two separate storage rooms. The west facing backyard soaks up the afternoon and evening sun and is the part people fall in love with. The deep lot gives you a LARGE DECK with a pergola for summer entertaining and a real grass yard big enough for an above ground pool. A built in storage shed keeps things tidy and the deck fencing is included. The double detached garage is heated, fully insulated, wired with 220V and s...

Primary Bedroom 13.08 Ft x 16.00 Ft
5pc Bathroom 8.75 Ft x 12.42 Ft
Bedroom 9.25 Ft x 10.92 Ft
Bedroom 9.67 Ft x 9.17 Ft
4pc Bathroom 6.25 Ft x 8.25 Ft
4pc Bathroom 5.50 Ft x 8.67 Ft
Storage 4.58 Ft x 10.33 Ft
Furnace 5.75 Ft x 12.00 Ft
Living room 13.00 Ft x 17.42 Ft
Dining room 10.08 Ft x 14.25 Ft

Listing Presented By:



Originally Listed by:
REMAX Innovations

https://petechapman.ca/

RE/MAX Realty Professionals

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

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

Laundry room 6.25 Ft x 6.50 Ft

Bonus Room 11.67 Ft x 16.67 Ft

Bedroom 17.83 Ft x 8.00 Ft

Kitchen 14.50 Ft x 8.58 Ft

Office 5.00 Ft x 9.08 Ft

2pc Bathroom 5.00 Ft x 5.17 Ft