



# 206 Mahogany Pass Calgary Alberta

\$805,000

\*Open House - Saturday, March 21st from 1-3PM\* Step inside 206 Mahogany Passage SE, a beautifully designed family home located in Calgary's premier lake community of Mahogany. This residence offers over 2,500 square feet of thoughtfully planned living space that blends style, comfort, and everyday functionality. The private entryway opens to an open-concept main floor with hardwood flooring throughout. The spacious living room is centered around a cozy gas fireplace and flows naturally into the dining area, creating an ideal space for both daily living and entertaining. The kitchen is designed for both convenience and gathering, featuring double islands, built-in appliances, generous counter space, and ample pantry storage for family meals and hosting. A convenient two-piece powder room and a large mudroom with direct access to the oversized double attached garage complete the main level. Upstairs, the primary bedroom offers a comfortable retreat with a spacious walk-in closet and a five-piece ensuite that includes custom tile work and a glass-enclosed shower. Two additional well-sized bedrooms share a second five-piece bathroom, and the upper-level laundry adds everyday practicality. A versatile bonus room completes the upper level and provides flexible space for relaxing, working, or spending time with family. The undeveloped lower level provides plenty of potential, with space for a future recreation room, home gym, media area, or additional storage, allowing the next owner to design the space to suit their needs. Outside, the property features a well-maintained private backyard with no rear neighbours. The spacious deck is perfect for entertaining, barbecuing, or enjoying warm summer evenings, and the home also includes the added comfort of air conditioning. Located in one of Calgary's most desirable communities, Mahogany offers year-round lake access along with sce...

Listing Presented By:



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- 2pc Bathroom 7.75 Ft x 2.92 Ft
- Dining room 13.00 Ft x 17.58 Ft
- Foyer 10.42 Ft x 12.50 Ft
- Kitchen 13.25 Ft x 13.58 Ft
- Living room 11.92 Ft x 17.58 Ft
- 5pc Bathroom 15.08 Ft x 4.92 Ft

- Bedroom 15.92 Ft x 12.75 Ft
- Bedroom 15.08 Ft x 12.67 Ft
- Family room 15.25 Ft x 13.25 Ft
- Laundry room 5.58 Ft x 8.17 Ft
- Primary Bedroom 11.42 Ft x 17.58 Ft
- Storage 5.58 Ft x 4.17 Ft

