



## 241 Mahogany Parade Calgary Alberta

\$709,900

Exquisite and unique, you will discover this gem of a home situated in the quiet pocket of Lake Mahogany, within walking distance to the South side of the lake and Spider Park. Quiet, yet close to the shops of Westman Village and Mahogany Plaza, you are welcomed to discover 241 Mahogany Parade SE boasting FOUR BEDROOMS and THREE AND A HALF BATHROOMS. Immediately upon entering you will appreciate the soaring 9ft ceilings as you enter the inviting great room featuring a floor to ceiling custom fireplace that thoughtfully opens up to the expansive main living area. Nicely positioned is a designated dining area that flows from the large kitchen where you will discover a large central flush island, granite counter tops, full ceiling height cabinets, stylish subway tile back splash and a sleek stainless steel appliance package to compliment the space. Over sized feature windows located both front and back invite an abundance of natural daylight into the home along with allowing you to view the side courtyard and back yard while the kids play. One of the greatest features of this home is having a Primary Suite on the main floor towards the rear of the home. Large and generous, it boasts a sizeable walk-in closet and private en suite with over sized walk-in shower offering you a quiet oasis getaway from the rest of the home or allows an additional family member a respite from doing the stairs on a daily basis. The upper level has a wonderful spacious Family Room for all to enjoy along with two large bedrooms with great window features, full bath and walk-in laundry room with built-in counter top. The partially finished lower level is a gym goer's dream if you desire space and room for all of your equipment. In addition, there is a generous bedroom, recently completed with brand new carpet, paint and trim and gorgeous bathroom just waiting to be enjoyed. With a "spa like" ...

Bedroom 12.25 Ft x 10.50 Ft

3pc Bathroom 10.75 Ft x 4.25 Ft

Recreational, Games room 14.17 Ft x 13.00 Ft

Living room/Dining room 20.25 Ft x 12.92 Ft

Kitchen 12.33 Ft x 11.17 Ft

Primary Bedroom 13.92 Ft x 11.67 Ft

Foyer 5.42 Ft x 5.00 Ft

Other 7.08 Ft x 4.33 Ft

2pc Bathroom 5.75 Ft x 5.17 Ft

Family room 14.08 Ft x 12.83 Ft

Bedroom 12.92 Ft x 9.50 Ft

Bedroom 12.17 Ft x 9.92 Ft

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

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

Other 6.83 Ft x 4.58 Ft

3pc Bathroom 10.92 Ft x 5.25 Ft

Laundry room 7.42 Ft x 5.58 Ft

4pc Bathroom 9.00 Ft x 7.33 Ft