



26 Mahogany Green Calgary Alberta

\$819,900

****OPEN HOUSE SUNDAY MARCH 15TH FROM 12-2PM**** Built in the best CUL-DE-SAC in Mahogany and one of the initial phases in the community, this JAYMAN home gives you EASY IN-AND-OUT ACCESS. It's only a hop, skip and jump to the WEST BEACH - Local Mahogany residents tend to say "The West Beach is the Best Beach" and you're going to be Oh' so close. Mahogany's AWESOMENESS FACTOR is backed by being awarded a SIX-TIME COMMUNITY OF THE YEAR and still one of Calgary's most celebrated communities to date.

Buying a home is cool, but buying a home in desirable location, well, that's even better. What does this home offer me, you ask? How about a smart open concept layout featuring HIGH CEILINGS, natural lighting, elevated construction materials (NO VINYL SIDING to see here friends), and PLENTY OF SPACE for real life -- the best recipe for dinner with friends, the epic block party or weekend lounging. The LARGE KITCHEN and eat-in island are made for hosting, cooking, and gathering. Upstairs, the primary bedroom is spacious and practical with a HUGE WALK-IN CLOSET, and large SOAKER TUB. There are two additional bedrooms and a PRIVATE BALCONY on the upper level -- the perfect bonusspot for fresh air and a place to spy on the neighbours. When it's so cold outside and it makes your face hurt, no biggie because you will now have a HEATED GARAGE. This is exactly the kind of feature you'll thank yourself for every winter morning, and it will make all your friends jealous. #WINNING. Downstairs, the FINISHED BASEMENT adds another bedroom and full bathroom, making it a great setup for guests, that delightful teenager you may have, or extended family. Have a peek at the replaced hot water tank in 2024 and already installed WATER SOFTENER. Now for the bonus room - that's your wildcard space -- movie nights, a playroom, a home gym, or the ultimate hobby zone. YOU GET TO CHOOSE. Doesn't CHOICE s...

4pc Bathroom 9.50 Ft x 5.83 Ft

5pc Bathroom 10.92 Ft x 9.75 Ft

Bedroom 10.33 Ft x 12.58 Ft

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Primary Bedroom 15.67 Ft x 18.17 Ft

Recreational, Games room 25.75 Ft x 23.50 Ft

Furnace 6.50 Ft x 10.50 Ft

2pc Bathroom 4.58 Ft x 6.17 Ft

Dining room 10.92 Ft x 6.00 Ft

Family room 13.25 Ft x 16.42 Ft

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Listing Presented By:



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Storage 5.75 Ft x 3.42 Ft

Other 11.67 Ft x 8.00 Ft

4pc Bathroom 6.42 Ft x 8.00 Ft

Bedroom 12.58 Ft x 10.00 Ft

Kitchen 13.25 Ft x 18.50 Ft

Laundry room 6.08 Ft x 6.83 Ft

Living room 13.67 Ft x 18.08 Ft