



## 95 Mahogany Grove Calgary Alberta

\$798,900

OPEN HOUSE SAT JULY 13TH and SUN JULY 14TH 10:00 AM TO 3:00 PM both days. Gorgeous custom-built Sable "Koti" model home. Built in 2013, this home has hardly been lived in, as the owners frequently travel for business, making it their second home. Every possible upgrade was included in the design of this home. From the "additional" windows to the "oversized" windows, there is an abundance of natural light, all adorned with custom draperies. The main and upper floors feature 3/4" hardwood, while high-end hand-scraped engineered flooring graces the staircase and basement. Custom-ordered crystal chandeliers illuminate the formal dining room and staircase to the upper level. All three levels of this home boast 9' ceilings with a knockdown finish. From the moment you arrive, you'll be impressed with the maintenance-free desert-themed landscaping, rock finish, and trees. The spacious front entry leads into an open floor plan with built-ins. The chef's delight kitchen features ample cabinets and a massive 10' x 39" quartz island, sure to impress, alongside the large formal dining room. The upper level offers two generously sized bedrooms, a beautifully appointed 4-piece bath, a laundry room, and a spacious master bedroom with a spa-like en-suite and daylight walk-in closet. The fully customized basement development leaves nothing to be desired, featuring 9' ceilings, engineered hand-scraped hardwood, a second kitchen finished to high specifications, a large fourth bedroom, and a family room. Additionally, for those looking to unwind, the 4-piece bathroom includes a custom built-in sauna. For the car enthusiast, the owner obtained a permit for the largest detached garage the city would allow. This huge 22' wide x 26' deep, insulated and drywalled "ManShe" shop is a must-see. (id:6769)

Primary Bedroom 14.58 Ft x 12.33 Ft

Bedroom 10.25 Ft x 10.00 Ft

Bedroom 10.17 Ft x 9.58 Ft

Laundry room 5.33 Ft x 3.75 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom 11.33 Ft x 5.83 Ft

Bedroom 13.58 Ft x 10.67 Ft

Laundry room 11.00 Ft x 5.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Other 6.00 Ft x 4.83 Ft

Kitchen 17.75 Ft x 11.00 Ft

Dining room 12.42 Ft x 9.50 Ft

Living room 14.42 Ft x 12.92 Ft

Other 6.00 Ft x 4.58 Ft

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

Listing Presented By:



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

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

Family room 13.58 Ft x 11.08 Ft

2pc Bathroom .00 Ft x .00 Ft

Other 10.25 Ft x 7.08 Ft