

# \$869,000 - 27 Mahogany Passage Se, Calgary

MLS® #A2216149

**\$869,000**

4 Bedroom, 4.00 Bathroom, 2,257 sqft

Residential on 0.01 Acres

Mahogany, Calgary, Alberta

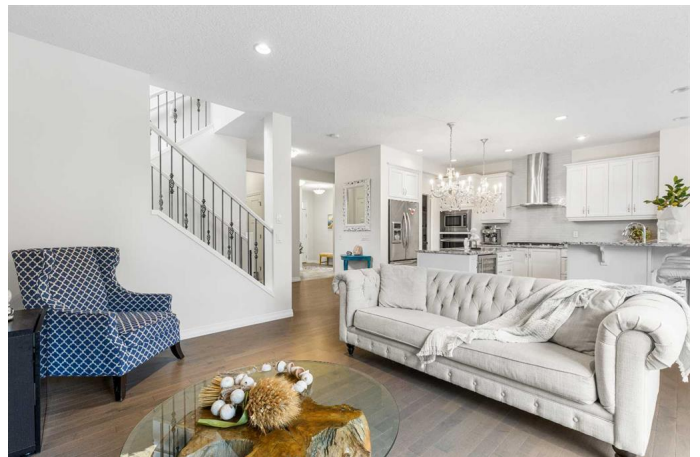
Welcome to the award-winning lake community of Mahogany where beautiful beaches and a vibrant lifestyle awaits you! The home is loved and cared by the original owners.

The home has many large windows that bring in natural light during the day. Inside this beautiful and upgraded home you will find a spacious entry. On the main floor you will find an open space with a kitchen that has big beautiful island with a wine fridge to keep the cool drinks, and upgraded granite. In addition, the kitchen has plenty of cabinets and a pantry for storage. The main floor also has a living room with a cozy gas fireplace, and a big dining room area for entertainment. Tucked away for your privacy you will find the main floor bathroom and the entrance to the HEATED double car garage.

You will LOVE the backyard and the massive composite deck with glass wrapped around it for all your guests, which has plenty of privacy. In addition plenty of fruit trees, peonies and other plants were carefully planted by the owners.

The developed basement has a cozy feel, providing extra space with a bedroom and a full bathroom, as well as a living room space for your guests to stay.

As you go to the second floor you will notice



that the big bonus room has beautiful glass French doors that provide privacy and cancel noise. Additionally, the upstairs floor has three large size bedrooms as well as a laundry room and a guest bathroom.

The ensuite bathroom has a large soaking tub with a chandelier, as well as his and hers sinks and a makeup station. Additionally, the master bedroom has his and her closets, perfect for organization.

A few more upgrades that have been added to the house are A/C, Kitchen Aid appliances, Reverse Osmosis drinking system, Chandeliers, water softener, premium granite countertops and front yard sprinkler system.

This home is located in a very convenient location in Mahogany close to 52st, walking distance to the park and grocery stores, as well as many restaurants and Westman village, and the lake. Since the house is located in a perfectly nestled area you will not have to drive through all of Mahogany to exist and enter your home and the surrounding stores. Do not miss out on this opportunity to own this amazing home in the amazing award-winning community. Contact your favorite realtor.

Built in 2015

**Essential Information**

MLS® #	A2216149
Price	\$869,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,257
Acres	0.01

Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	27 Mahogany Passage Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2K6

### Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Washer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	30
Zoning	R-G
HOA Fees	570
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Skyfort Estate
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