

\$1,075,000 - 22 Mahogany Passage Se, Calgary

MLS® #A2208494

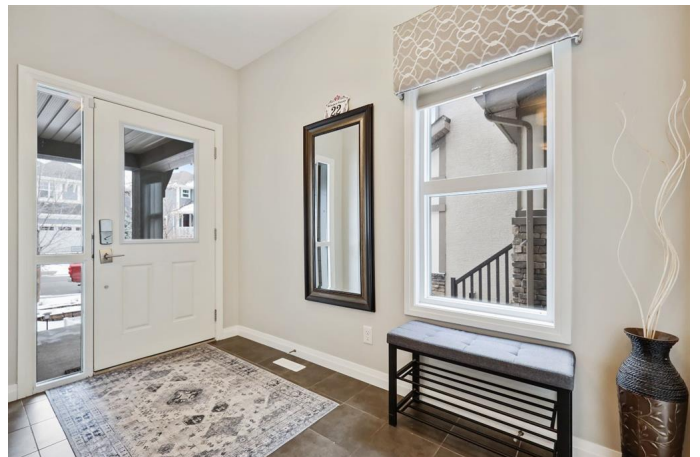
\$1,075,000

4 Bedroom, 4.00 Bathroom, 2,545 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Welcome to this exceptional walk-out home in the highly sought-after lake community of Mahogany! Thoughtfully designed and fully developed, this home offers an incredible blend of luxury, functionality, and versatility. Step inside to discover a gourmet kitchen that will impress any chef. Featuring double islands, a double wall oven, a gas cooktop, and ample cabinet and counter space, this kitchen is both beautiful and highly functional. The open-concept dining and living area is designed for effortless entertaining, centered around a cozy gas fireplace and large windows that flood the space with natural light. Step out onto the spacious deck, where you can take in the views of the beautifully landscaped yard. Upstairs, you'll find a huge primary suite that serves as a private retreat, complete with a spa-like 5-piece ensuite featuring his and hers vanities and closets,. A centrally located bonus room offers additional living space. Two generously sized bedrooms, a full bathroom, and a convenient upstairs laundry room complete this well-appointed level. The fully finished basement adds incredible flexibility to this home. On one side, you'll find a self-contained illegal suite, while the other side features a spacious recreational area. Additionally, the non-suited side includes a rough-in for another bathroom. The backyard offers low-maintenance landscaping, providing plenty of space to enjoy outdoor living. The additional single detached garage ensures secure parking and extra storage. Located in



Calgary's premier lake community, this home offers exclusive access to Mahogany Lake, parks, walking trails, and an abundance of nearby shopping, dining, and schools. Don't miss out—schedule your showing today!

Built in 2015

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2208494 |
| Price | \$1,075,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,545 |
| Acres | 0.10 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 22 Mahogany Passage Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 2K5 |

Amenities

| | |
|----------------|--|
| Amenities | Beach Access, Clubhouse |
| Parking Spaces | 5 |
| Parking | Double Garage Attached, Single Garage Detached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Double Oven, Gas Cooktop, Microwave, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings |
| Heating | Fireplace(s), Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric, Gas |
| Has Basement | Yes |
| Basement | Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden |
| Lot Description | Back Lane, Back Yard, Close to Clubhouse, Garden |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Stone |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 8 |
| Zoning | R-G |
| HOA Fees | 582 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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