

**181 Mahogany Drive SE**  
**Calgary, Alberta**

**MLS # A2201870**



**\$599,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,383 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Paved		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** Wood Shelves in Kitchen, Ceiling Fan, Shelf Above Master Bed, Shelves in Master Closet

NO Condo Fees! Discover unparalleled charm and convenience in this beautifully appointed home, ideally situated across from the lake and large community park, and within a leisurely stroll of Mahogany's coveted amenities. Imagine: beach club days, tranquil wetland walks, vibrant parks, top-rated schools, a future farmers market, and more &ndash; all at your doorstep! Sunlight floods the inviting living room through expansive windows, creating a warm and airy ambiance. The upgraded kitchen, featuring a generous island and spacious dining area with custom shelving, seamlessly flows into a magnificent outdoor oasis. An oversized deck, low-maintenance landscaping, and a double detached garage provide the perfect setting for effortless entertaining. The upper level presents a haven of comfort, featuring a luxurious master suite complete with dual walk-in closets and a stylish 3-piece ensuite. Two additional spacious bedrooms and a well-appointed 4-piece bathroom ensure ample room for family and guests. Descend to the lower level where you'll find a spacious recreation room, perfect for entertaining or relaxation. A comfortable spare bedroom, a stylishly appointed 4-piece bathroom, and a large laundry room with abundant storage complete this impressive space. With easy and quick access in and out of the community, this home has it all! Experience it fully with our immersive 3D Virtual Open House Tour!