\$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 outâ€"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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