

201 Mahogany Heights SE
Calgary, Alberta

MLS # A2222469



\$669,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,720 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this serene corner-lot home in a vibrant beach community, where comfort, style, and functionality meet in every detail! This property offers exceptional features, including hardwood flooring, 9-foot ceilings on the main floor, a cozy gas fireplace, and a versatile flex room- perfect for a home office. The kitchen shines with granite countertops, stainless steel appliances, and a convenient BBQ line for outdoor cooking. Step outside to a spacious deck beneath a charming pergola, surrounded by a lush garden boasting an apple tree, Evan's cherry, haskap berry bushes, strawberries, and raspberries. Upstairs, the vaulted ceiling in the master bedroom adds elegance, complemented by a walk-in closet. The finished basement provides extra space and includes a radon mitigation system for peace of mind. Ideally located close to schools, shopping areas, coffee shops, restaurants, daycare, Seton YMCA, and South Health Campus. With a park in front of the home, this property offers a perfect blend of comfort, convenience, and community living. This is a lake living at its best- book your showing today!