

242 Mahogany Passage SE  
Calgary, Alberta

MLS # A2289677



## \$729,900

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,257 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** -NONE-

Welcome to the premier lake community of Mahogany. This beautifully designed, Excel-built two-storey home perfectly blends style, comfort, and exceptional lifestyle value. Boasting 3 bedrooms and 2.5 bathrooms, the home features 9' ceilings on both the main level and basement, creating a bright, open, and spacious atmosphere throughout. The open-concept main floor is ideal for entertaining, highlighted by espresso kitchen cabinetry, white quartz countertops, and a seamless flow into the dining and living areas. Upstairs, vaulted ceilings add architectural charm and an elevated sense of space. The primary retreat offers a luxurious ensuite and walk-in closet, while two additional generously sized bedrooms—each with walk-in closets—provide versatile living for family or guests. Durable laminate, carpet, and tile flooring complete the interior, complemented by the comfort of central A/C for warm summer days. Step outside to a fully landscaped backyard with mature trees, no rear neighbours, and a nearby green space, perfect for families, pets, and outdoor enjoyment. Enjoy year-round lake access, scenic pathways, parks, schools, shopping, and everyday amenities that make Mahogany one of Calgary's most sought-after communities. This is an incredible opportunity to experience privacy, premium features, and the unmatched Mahogany lifestyle.