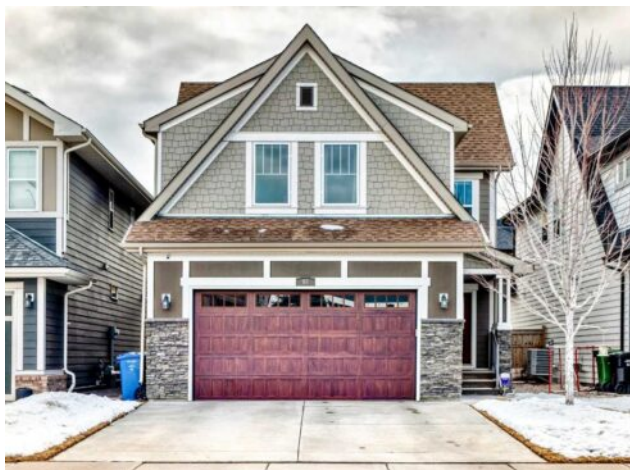


## 98 Mahogany Way SE Calgary, Alberta

MLS # A2290640



# \$849,900

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,757 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Composite Siding, Stone, Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage

**Inclusions:** NA

Welcome to lake living in the award-winning community of Mahogany &mdash; one of Calgary's most sought-after SE communities with beach access, a private lake, and some of the best connectivity in the area. Situated in the northwest pocket of Mahogany, 98 Mahogany Way SE is one of the community's most conveniently located homes &mdash; with quick, easy access in and out of the community via 52 Street SE, a genuine advantage that residents of other Mahogany streets will tell you matters every single day. This beautifully maintained 2-storey home offers over 2,700 sq ft above grade, 4 bedrooms, and a layout designed for modern family living. The main floor is filled with natural light, enhanced by large windows, a bright colour palette, and warm maple hardwood flooring throughout. The chef's kitchen features full-height cabinetry, stainless steel appliances, a gas cooktop, and a spacious island perfect for everyday living and entertaining. The open-concept design flows seamlessly into the dining and living areas, creating a welcoming space for gatherings. Upstairs, you'll find 4 generous bedrooms including a spacious primary suite with a 5-piece ensuite, a central bonus room, and convenient upper-floor laundry. The sun-filled south-facing backyard is a standout feature, complete with a concrete patio and pergola, and overlooking open green space with expansive views &mdash; perfect for relaxing or entertaining throughout the day. Additional highlights include central air conditioning, an oversized double garage, a new roof (2021), and a new hot water tank (2024). The unfinished basement offers excellent potential with space for a future bedroom, bathroom, and recreation area. Walking distance to both beaches, schools, parks, and the shops and restaurants Mahogany is known for &mdash; this is lake community living at its most convenient.