

**52 Mahogany Way SE**  
**Calgary, Alberta**

**MLS # A2309752**



## \$869,900

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,107 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** blinds, curtains and curtain rods, TV mount (main floor), Murphy bed (basement), three keypad door locks, garage shelving, garage tire rack, and mini fridge (main floor), treadmill (basement).

Location! Location! Location!, welcome to 52 Mahogany Way SE, an exceptional family home backing onto a quiet greenspace in one of Calgary's most desirable lake communities. Perfectly positioned within walking distance to two top-rated schools, both of Mahogany's main beaches, parks, shopping, and everyday amenities, this beautifully updated residence offers the ideal blend of comfort, privacy, and convenience. What truly sets this property apart is its serene backyard setting. While the home backs onto an open park area, this particular greenspace remains remarkably quiet and private—even on weekends—without the busy soccer games and heavy activity often found in other nearby parks. Adding to its exceptional privacy, this home is one of the few properties with mature trees in the backyard, creating a lush natural setting and enhancing the sense of seclusion. It is a peaceful retreat where you can enjoy nature, entertain guests, or simply relax in complete tranquility. Featuring 4 bedrooms and 3.5 bathrooms, this thoughtfully designed home offers generous living space for growing families. The bright and open main floor is filled with natural light and showcases a stunning gourmet kitchen complete with stainless steel appliances, a gas stove, granite countertops, a large central island, and a butler's pantry with a built-in bar for coffee and wine—perfect for everyday living and effortless entertaining. The kitchen flows seamlessly into the spacious dining area and elegant living room, where a cozy gas fireplace creates a warm and inviting atmosphere for family gatherings and special occasions. Upstairs, the luxurious primary suite serves as a private sanctuary, featuring a spa-inspired ensuite with a soaker tub, separate shower, and double vanity. Two additional bedrooms, a full bathroom, a convenient

laundry room, and a large bonus room complete the upper level. The fully developed basement with impressive 9-foot ceilings adds exceptional versatility with a fourth bedroom that is ideal for a home office, guest room, or study, along with a full bathroom and spacious recreation area that can easily be transformed into a home theatre, fitness room, or children's play space. This home has been meticulously maintained and extensively updated, including: New interior paint (2023), Washer and dryer (2023), Refrigerator (2023), Dishwasher (2023), Blinds (2024), Updated bathroom countertops and faucets, Roof (2019), Hot water tank (2019). Additional highlights include a double attached garage with epoxied flooring, a maintenance-free composite deck, and a beautifully landscaped backyard overlooking the peaceful greenspace. Enjoy the best of Mahogany living, where lake access, award-winning amenities, excellent schools, and a vibrant community lifestyle are all at your doorstep. This is a rare opportunity to own a beautifully upgraded home with one of the most private and tranquil park-backing locations in Mahogany. Book your private showing today.