

318 Mahogany Manor SE  
Calgary, Alberta

MLS # A2223475



**\$945,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,533 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Re		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Located in the heart of Mahogany, this beautiful bungalow strikes the perfect balance between high-end finishes and everyday comfort. The moment you walk in, you'll notice the open and bright layout thanks to the vaulted ceilings, skylight, and natural calming tones throughout. The main floor is designed to make life easy and enjoyable. There's built-in audio so you can play music straight from your phone, smart shades that adjust at the push of a button, and Gem Lights under the soffits so you can set the mood outside year-round—whether it's for a quiet night in or a festive gathering. The primary bedroom offers a peaceful escape, complete with a spacious ensuite and plenty of closet space. A second bathroom on the main level adds convenience for guests or family. Downstairs, the fully finished basement gives you even more room to spread out. You'll find two large bedrooms, a cozy TV or hangout area, and a rough-in for a wet bar if you ever want to build one in. There's also tons of storage space, and a water softener already installed. The double car garage includes an electric vehicle plug-in—just one of the many little touches that make this home stand out. Mahogany itself is a big part of the appeal: lake access, walking paths, and great amenities all just steps away. Whether you're hosting friends, relaxing at home, or heading out into the community, this home is set up to make it all feel easy and effortless.