

**161 Mahogany Square SE**  
**Calgary, Alberta**

**MLS # A2294096**



**\$929,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,166 sq.ft.	<b>Age:</b>	2010 (16 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, Low Maintenance Landscape, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Walk-In Closet(s)

**Inclusions:** built-in small refrigerator (kitchen), white refrigerator (Basement), tv mount (Basement), Patio umbrella, wood shelved (garage), cabinets and table (garage), garage heater, central vacuum system.

Location? Unbeatable. Custom Upgrades? Endless. This impressive home offers over 3,100 sq.ft. of fully finished living space in one of the most desirable areas of Mahogany. Just minutes from Mahogany West Beach, this property combines convenience, lifestyle, and quality craftsmanship throughout. Positioned on a quiet street directly across from a large green space and park, the home also provides incredibly easy access in and out of the community. Step inside and you'll quickly see this is far from a typical home. Built with numerous custom features, the main floor showcases beautiful wainscotting, crown moulding, built-in shelving, and wide plank engineered flooring. The inviting living room with a gas fireplace flows into a spacious dining area perfect for entertaining. The dining space is highlighted by a skylight overhead that fills the room with an abundance of natural sunlight, creating a bright and welcoming atmosphere throughout the day. French doors off the dining room lead to the low-maintenance backyard, creating a seamless indoor-outdoor living space. The kitchen is designed to impress with a massive island offering additional seating, quartz countertops, stainless steel appliances, a smart fridge, corner pantry, and abundant cabinet and counter space. A charming beverage station complete with a wine fridge adds the perfect touch for morning coffee or evening drinks. Upstairs, the bright and open layout features a large primary retreat with a walk-in closet and a luxurious 5-piece ensuite with double vanities, glass shower, and relaxing soaker tub. Two additional spacious bedrooms—one with its own private balcony—plus a full bathroom and versatile flex space provide ideal room for a home office, kids' play area, or additional lounge space. The fully finished basement continues to impress with 9-foot

ceilings, a generous fourth bedroom with built-in wardrobes, and a beautifully finished 3-piece bathroom featuring heated floors, under-cabinet lighting, and a large glass shower. The cozy TV area with a second fireplace creates the perfect space for movie nights. The oversized heated garage with epoxy flooring is fully finished&mdash;perfect for storage, hobbies, or the ultimate man cave. Outside, the private backyard features mature trees along with upper and lower decks offering multiple seating areas to relax and entertain. With the lake, parks, and walking paths just steps away, this exceptional home offers the very best of lake community living in Mahogany. Your dream home awaits&mdash;schedule your private showing now!