

# \$890,000 - 27 Mahogany Passage Se, Calgary

MLS® #A2195182

**\$890,000**

4 Bedroom, 4.00 Bathroom, 2,280 sqft  
Residential on 0.01 Acres

Mahogany, Calgary, Alberta

**BONUS\*\*\*\* SELLERS WILL PAINT A FRESH COAT OF COLOR THROUGHOUT THE HOUSE BEFORE POSSESSION!** Welcome to the award-winning lake community, Mahogany Living! Loved and cared home by the original owners. Located in the prestigious and highly sought-after lake community of Mahogany where beautiful beaches and a vibrant lifestyle await you. You can notice the home has A LOT of windows that bring in natural light during the day. Inside this beautiful and upgraded home where you will find the spacious entry. On the main floor, it is open floor plan with a kitchen that has big beautiful island with a mini fridge to keep the cool drinks and a breakfast bar, a lot of counterspace with a pantry . living room with a cozy fireplace, and a big dining room area for your entertainment. Tucked away for your privacy you will have the main floor bathroom and the entrance to the HEATED double car garage. You will LOVE the backyard and the massive composite deck with glass wrapped around it for all your guests. The backyard has plenty of privacy .The newly developed basement has a cozy feel , providing extra space with a bedroom and a full bathroom for your guests to stay. As you go upstairs, the big bonus room has beautiful glass French doors that make it private. In the ensuite bathroom, you will have his and hers sink with a makeup station on her side and his and her closets! perfect to make it organized. The upstairs floor has three big size bedrooms and a laundry



room . A few more upgrades that have been added to the house are A/C, Kitchen aid appliances, Reverse osmosis system, Chandeliers, water softener, granite countertops and front yard sprinkler system . This home is located in such a convenient location in Mahogany, close to 52st, walking distance to the park, Westman village, Mahogany plaza with all the stores and 5 minutes walking distance to the lake . Do not miss out on this opportunity to own this amazing home in the amazing award-winning community. Contact your favorite realtor.

Built in 2014

### **Essential Information**

MLS® #	A2195182
Price	\$890,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,280
Acres	0.01
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	27 Mahogany Passage Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2K6

### **Amenities**

Amenities	Beach Access, Clubhouse, Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Private, Close to Clubhouse
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	43
Zoning	R-G
HOA Fees	570
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.