

# \$889,900 - 20 Mahogany Heath Se, Calgary

MLS® #A2236225

**\$889,900**

4 Bedroom, 4.00 Bathroom, 2,533 sqft

Residential on 0.09 Acres

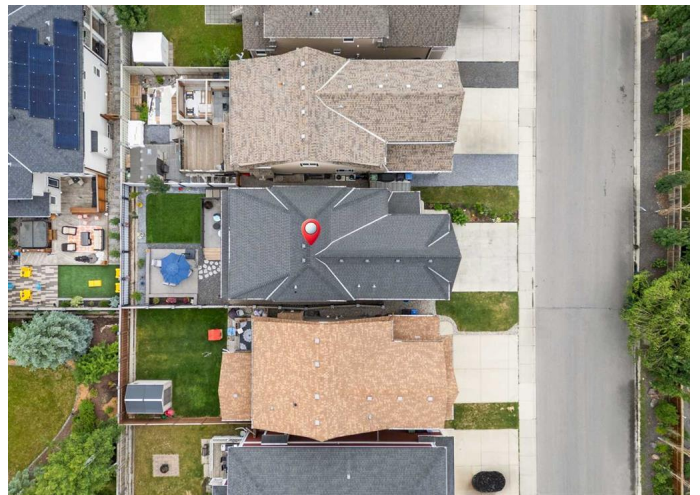
Mahogany, Calgary, Alberta

**\*\*Open House: Sunday August 10 from 1pm -3pm\*\*** Welcome to this inviting 4-bedroom, 3.5-bathroom family home located in the vibrant lake community of Mahogany, one of Calgary's most desirable neighborhoods. Offering over 2,532 square feet of thoughtfully designed living space and a HEATED DOUBLE ATTACHED GARAGE, this property is a fantastic opportunity for comfortable and functional family living.

The main level features a beautifully appointed kitchen with stainless steel appliances, granite countertops, and plenty of counter space—perfect for both casual meals and entertaining. The open-concept layout seamlessly connects the kitchen to the dining and living areas, creating a warm and welcoming atmosphere.

Upstairs, the spacious bonus room offers a flexible area that can be used as a home office, media room, or play space. The primary bedroom provides a peaceful retreat with a luxurious five-piece ensuite and a large walk-in closet. Three additional bedrooms and a full bathroom offer plenty of space for family members or guests.

The FULLY DEVELOPED BASEMENT extends the living space with a generous recreation room complete with a WET BAR, as well as an additional bedroom and fully renovated bathroom with a shower—ideal for



hosting guests or enjoying movie nights at home.

Step outside to a private, fully landscaped backyard with low-maintenance FAUX GRASS and a well-sized deck, creating a great space for summer gatherings or quiet evenings outdoors.

Located just steps from Mahogany Lake, nearby schools, playgrounds, shopping, and community pathways, this home is ideally situated for both convenience and recreation. With easy access to Stoney Trail and 52 Street, commuting is simple and efficient. Residents also enjoy year-round lake privileges including swimming, skating, and access to the Mahogany Beach Club.

This home offers a perfect balance of space, comfort, and lifestyle in one of Calgary’s premier communities. Schedule your private showing today.

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236225    |
| Price          | \$889,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,533       |
| Acres          | 0.09        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 20 Mahogany Heath Se |
| Subdivision | Mahogany             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2M 0R5              |

### **Amenities**

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

### **Interior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Quartz Counters, Walk-In Closet(s), Wet Bar                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | Central Air                                                                                                      |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### **Exterior**

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | BBQ gas line                                          |
| Lot Description   | Back Yard, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                       |
| Construction      | Stone, Stucco                                         |
| Foundation        | Poured Concrete                                       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 35             |
| Zoning         | R-G            |
| HOA Fees       | 582            |
| HOA Fees Freq. | ANN            |

Listing Details

Listing Office                      eXp Realty

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