

16 Mahogany View SE
Calgary, Alberta

MLS # A2225016



\$599,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,553 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Floating shelves in living room, Television wall mounts in living room & primary bedrooms (TV's excluded), Attached shelf in garage, Organizers in hallway to garage

Welcome to your dream home in an unbeatable location—just steps from the West Beach entrance and within walking distance to shopping, dining, schools and Orange Park. Say goodbye to long drives through the community; everything you need is right at your doorstep! This bright and spacious home features a large, light-filled floorplan perfect for families and entertainers alike. The main floor boasts a stunning gourmet kitchen with ample cabinetry, stainless steel appliances, and a central island ideal for hosting. Adjacent is a generous dining room and a rear living room that offers cozy views of the backyard, seamlessly expanding your living space. Cool down after a long day at the lake with central air conditioning, adding an extra touch of convenience and comfort. Upstairs, you'll find three oversized bedrooms, including a luxurious primary retreat complete with a 4-piece ensuite and a spacious walk-in closet. A second 4-piece bathroom and convenient upper-level laundry room add to the home's thoughtful layout. The basement offers endless potential—customize it into a rec room, extra bedroom, or whatever suits your lifestyle best. Enjoy sunny afternoons in the spacious backyard featuring a pergola with built-in seating—perfect for outdoor entertaining and summer parties. A single attached garage adds convenience and keeps your vehicle protected from the elements. Don't miss this opportunity to live in comfort, style, and a prime beachside location!