

20 Mahogany Heath SE  
Calgary, Alberta

MLS # A2244882



\$865,000

|           |                                                       |        |                   |
|-----------|-------------------------------------------------------|--------|-------------------|
| Division: | Mahogany                                              |        |                   |
| Type:     | Residential/House                                     |        |                   |
| Style:    | 2 Storey                                              |        |                   |
| Size:     | 2,533 sq.ft.                                          | Age:   | 2009 (16 yrs old) |
| Beds:     | 4                                                     | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                                |        |                   |
| Lot Size: | 0.09 Acre                                             |        |                   |
| Lot Feat: | Back Yard, Low Maintenance Landscape, Street Lighting |        |                   |

|             |                                                                                                  |            |     |
|-------------|--------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                       | Water:     | -   |
| Floors:     | Carpet, Laminate, Tile                                                                           | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                  | Condo Fee: | -   |
| Basement:   | Finished, Full                                                                                   | LLD:       | -   |
| Exterior:   | Stone, Stucco                                                                                    | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                  | Utilities: | -   |
| Features:   | Built-in Features, Closet Organizers, Double Vanity, Quartz Counters, Walk-In Closet(s), Wet Bar |            |     |

Inclusions: Pool Table

Welcome to this warm and welcoming 4-bedroom, 3.5-bathroom home in the sought-after lake community of Mahogany&mdash;offering over 2,532 square feet of well-planned living space and a HEATED DOUBLE ATTACHED GARAGE. The main floor is designed for everyday living and entertaining, featuring a stylish kitchen with stainless steel appliances, granite countertops, and ample workspace. The open-concept layout flows naturally from the kitchen to the dining and living areas, creating a bright and comfortable environment for gatherings of all sizes. Upstairs, a spacious bonus room provides versatility as a home office, playroom, or media lounge. The primary suite offers a quiet escape with a five-piece ensuite and generous walk-in closet. Three additional bedrooms and a full bathroom complete the upper level, offering plenty of room for family and guests. The FULLY DEVELOPED BASEMENT adds even more functionality, including a large recreation area with a WET BAR, an additional bedroom, and a fully renovated bathroom with a shower&mdash;perfect for guests, teens, or movie nights at home. Outside, enjoy the private, landscaped backyard with LOW-MAINTENANCE FAUX GRASS and a well-sized deck&mdash;ideal for summer BBQs or quiet evenings under the stars. Situated just a short walk from Mahogany Lake, schools, playgrounds, shopping, and scenic community pathways, this home delivers both convenience and outdoor enjoyment. Quick access to Stoney Trail and 52 Street makes commuting easy, and year-round lake access includes swimming, skating, and the amenities of the Mahogany Beach Club. This home combines comfort, practicality, and a strong sense of community in one of Calgary&rsquo;s most desirable neighborhoods. Contact your agent today to arrange a private tour.