

**80 Mahogany Gardens SE**  
**Calgary, Alberta**

**MLS # A2288348**



**\$854,700**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, See Remarks		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, R		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, See Remarks, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Phone, See Remarks,
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks		

**Inclusions:** N/A

Lakeside Luxury Meets Parkside Perfection in Mahogany. Discover the pinnacle of bungalow living in the award-winning community of Mahogany. This impeccably maintained, semi-detached custom bungalow offers over 2,100 sq. ft. of sophisticated living space—all with No Condo Fees. Situated directly across from a lush park, this home greets you with professional landscaping and undeniable curb appeal. Inside, the open-concept floor plan feels airy and expansive thanks to 10' ceilings and 8' doors. The chef's kitchen is a showpiece, featuring custom ceiling-height cabinetry, premium quartz countertops, and a massive center island perfect for entertaining. Relax in the front living room by the stone-surround gas fireplace, framed by oversized windows that flood the home with natural light. The main floor primary retreat is a true sanctuary, complete with a 5-piece spa-inspired ensuite and a spacious walk-in closet. The fully developed lower level doubles your lifestyle space with a massive, bright family room, two additional large bedrooms, and a 4-piece bath. Premium Upgrades Include: Engineered hardwood flooring & upgraded lighting throughout, In-floor heating in bathrooms for ultimate comfort, Private, professionally landscaped rear patio and double detached garage. Experience the Mahogany lifestyle today—lakeside living, park views, and high-end finishings await. Call for your private viewing!