

**68 Mahogany Gardens SE**  
**Calgary, Alberta**

**MLS # A2289178**



**\$849,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,909 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Greenbelt, Landscaped, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Crown Molding, French Door, Granite Counters, Kitchen Island		

**Inclusions:** none

**OPEN HOUSE: SUNDAY, APRIL 6, 2:00 - 4:00 PM. STUNNING EXECUTIVE LUXURY IN ESTATE AREA OF MAHOGANY GARDENS & COVE.** Quality built by Baywest Executive Villas. A short walk to private Mahogany Beach Club facility (beach, swimming, gymnasium, racket sports, skating, all included in the HOA fees). Minutes to Westman Village (Alvins Jazz Club, Chairmans Club, shoppes, restaurants, breakfast, Analog coffee shop, pizza, dentist, pharmacy), Fully developed two storey home with over 2600 sq feet of living space featuring 3 oversized bedrooms, upper level laundry room (with side by side washer-dryer and sink), 3 and a half bathrooms, open main floor plan with spacious great room (unobstructed view of Mahogany Central Park Amphitheatre maintained by Mahogany Home Owners Ass&egrave;n), gas fireplace with rock facing, gourmet kitchen with island, loads of Kingswood Interior designed cabinetry, quartz countertops, spacious dining room and two sets of doors to a spacious and low maintenance backyard. Double detached insulated & drywalled garage, paved back lane. Lower level fully developed with spacious family room (wet bar with wine fridge), oversized bedroom and a full bathroom. Lots of quality upgrades including: triple pane windows, luxury vinyl plank flooring, quality carpets throughout balance of home, quartz countertops in kitchen, upgraded kitchen package (gas countertop cooktop, stainless steel fridge, dishwasher), soft close cabinets and drawers, 9 ft ceiling throughout, bathrooms, low maintenance composite board exterior, heavy duty 8 ft front door, hard wired for security sensors. Low maintenance yard (no grass), underground irrigation system, established trees and bushes, spacious patio brick designed rear yard, excellent for entertaining with easy access through large French Doors from

the kitchen-dining room. Extra street parking in front (2 spaces). A must to view.