

# \$979,900 - 98 Mahogany Passage Se, Calgary

MLS® #A2214848

**\$979,900**

4 Bedroom, 4.00 Bathroom, 2,521 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

\*\*\*Open House: Saturday May 3rd 11:00 -14:00\*\*\* Welcome to this bright, lovely 2-storey family home located in the well-established, sought-after community of Mahogany. This home offers around 3,500 square feet of developed living space, with a total of 4 bedrooms and 4 bathrooms. The main level has a large foyer leading to the Kitchen. Contemporary open floor plan, hardwood flooring, granite counter tops, built-in oven and microwave, stainless steel appliances, walk-through pantry, a bright dining room with beautiful Chandeliers. The open concept dining and living area is designed for family entertaining, around a modern, cozy fireplace. Large windows flood the main level with lots of natural lights. Step out to the fully landscaped backyard: a large sunny deck with a professionally done concrete patio, flower beds, paved walking path. Upstairs has a spacious bonus room with built-in speakers for family entertainment or use it as an extra living space. The huge primary suite offers 5pc ensuite which serves as a private retreat, and large walk in closet. It also has a large window which you can enjoy the views of the landscaped backyard and the beautiful sunset. There are also two good sized bedrooms upstairs with walk-in closets, 4 pc bathroom, laundry room and storage areas. The professionally designed, fully finished basement has another large family/rec room, 3 pc bathroom, and an office/den, which can be used as a bedroom in the basement. This



Jayman built house has over \$50,000 upgrades, including Hardwood flooring throughout main level, upgraded fireplace, 9-feet basement height, upgraded handles and knobs, 4 Chandeliers, Built-in speakers in bonus room, upgraded granite countertops in all washrooms, Rough-in gas line for patio BBQ, Over-sized garage with custom built-in Shelves, Built-in Shed under patio. Located in the Award-winning lakeside community of Mahogany, this home offers exclusive access to Mahogany beach club. 5 minutes walk to parks and playground, 10 minutes walk to elementary school, shops and grocery stores. 5 minutes driving to the South Health Campus, Seton YMCA, library. Easy access to Deerfoot Trail, Stoney Trail. Pride of ownership is evident throughout in this well-maintained home – call your realtor today and start making family memories here!

Built in 2015

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214848    |
| Price          | \$979,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,521       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 98 Mahogany Passage Se |
| Subdivision | Mahogany               |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 2K4 |

### **Amenities**

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Playground, Racquet Courts |
| Parking Spaces | 4                                                         |
| Parking        | Double Garage Attached, Garage Door Opener, Oversized     |
| # of Garages   | 2                                                         |

### **Interior**

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Double Vanity, Granite Counters, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s)                          |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                           |
| Cooling           | None                                                                                                                            |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                               |
| Fireplaces        | Blower Fan, Gas, Living Room, Tile                                                                                              |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Finished, Full                                                                                                                  |

### **Exterior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Yard, Permeable Paving                                    |
| Lot Description   | Back Lane, Landscaped, Level, Rectangular Lot, Close to Clubhouse |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Composite Siding, Wood Frame, Wood Siding                         |
| Foundation        | Poured Concrete                                                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 2                |
| Zoning         | R-G              |
| HOA Fees       | 582              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

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