

**35 Mahogany Crescent SE  
Calgary, Alberta**

**MLS # A2280786**

**\$1,099,888**



<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,537 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Driveway, Garage Door Opener, Heated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscaping		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Meile Coffee Machine, In-Ceiling Speakers, Garage Heater, Garage Storage Racks, Air Conditioner (x2), Convection Microwave		

Welcome to 35 Mahogany Crescent SE, a meticulously maintained home in one of Calgary's most desirable lake communities. Offering over 3,500 sq. ft. of fully finished living space, this residence features 5 bedrooms, 3.5 bathrooms, a fully finished basement, and no side or rear neighbours for exceptional privacy. The open-concept main floor showcases a stunning feature fireplace, coffered ceilings, in-ceiling speakers, and a chef-inspired kitchen with quartz countertops, custom cabinetry, gas range, premium built-in appliances, and a Miele coffee machine. Upstairs, the primary retreat includes a coffered ceiling, spa-like ensuite with heated floors, freestanding tub, glass and tile shower, and a walk-in closet with custom cabinetry. A spacious bonus room and additional bedrooms complete the upper level. The finished basement offers a large recreation area, additional bedroom(s), and ample storage. Enjoy year-round comfort with dual A/C units, water softener, and heated ensuite floors. Outside, relax on the custom concrete patio with built-in fireplace, gas BBQ line, hot tub rough-in, and a beautifully landscaped, low-maintenance backyard backing onto green space. The heated double garage features epoxy floors, overhead storage, and a garage heater. Ideally located steps from Mahogany Lake and close to parks, pathways, schools, and shopping. Move-in ready and offering an exceptional lifestyle in Mahogany.