

# \$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: Sunday May 4th 11:00 -15:00\*\*\* 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, Close to Clubhouse, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 30th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

### Listing Details

Listing Office

Grand Realty

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