

\$894,900 - 311 Mahogany Court Se, Calgary

MLS® #A2181639

\$894,900

4 Bedroom, 3.00 Bathroom, 2,557 sqft
Residential on 0.21 Acres

Mahogany, Calgary, Alberta

Seize the rare opportunity to own a prime piece of Mahogany's real estate! Set on a spacious (9,170 square feet) lot, this property stands out as one of the few in the area under \$1M with such a large footprint. Built in 2009 with many upgrades, this 2,556-square-foot, freshly painted home offers incredible potential for those looking to restore and personalize a property with lasting value. The main floor features a gourmet kitchen with high-end finishes, including a granite counter-top, breakfast bar, shaker cabinets, a pantry, and plenty of storage. The kitchen seamlessly flows into the open living and dining areas, which include a cozy living room with a fireplace, perfect for both relaxation and entertainment. Newly installed Luxury vinyl plank flooring runs throughout the home, adding both durability and a sleek, modern look. The main floor also offers a large den, a welcoming entryway, and a convenient two-piece powder room. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with a luxurious ensuite featuring dual vanities, extensive tiling, and a spa-like atmosphere. The walk-in closet is designed with custom built-ins for maximum organization. A versatile bonus room and a large laundry room with ample counter space complete the upper floor. The unfinished basement is a blank slate, ready for your personal touch, while the expansive backyard offers endless possibilities to create your dream outdoor space. This home isn't just a



place to liveâ€”it's an opportunity to design and build something truly special in one of Mahogany's most sought-after locations. Don't miss out on this exceptional propertyâ€”

Come see the potential and lifestyle this home offers!

Built in 2009

Essential Information

MLS® #	A2181639
Price	\$894,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,557
Acres	0.21
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	311 Mahogany Court Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0T5

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Private, Views, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 30th, 2024
Days on Market	104
Zoning	R-G
HOA Fees	570
HOA Fees Freq.	ANN

Listing Details

Listing Office	Creekside Realty
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