

# \$685,000 - 194 Mahogany Heights Se, Calgary

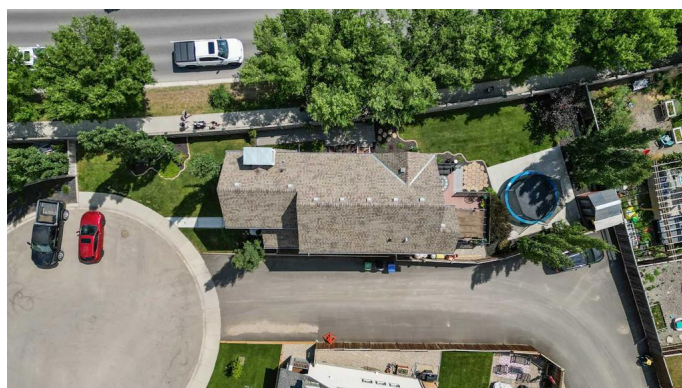
MLS® #A2232771

**\$685,000**

4 Bedroom, 4.00 Bathroom, 1,857 sqft  
Residential on 0.12 Acres

Mahogany, Calgary, Alberta

Are you looking to live in a Lake Community?  
This is your opportunity - MAHOGANY LAKE!  
Start enjoying this convenient Mahogany Lake Location - Steps away from the Clubhouse, lake, ponds, Ice rink, parks, pathways, schools (x2), shopping, soccer, bike paths, South Pointe Hospital, transit, and the major south expressways. Community lifestyle living that makes Mahogany Lake an outstanding, safe, and secure community. Rich curb appeal with architectural features - stucco, stone, mature landscaping, and concrete walkways. This modern home is not your typical cookie-cutter design and is situated on a quiet cul-de-sac & is family-friendly. Plus! A "CHEFS" kitchen with UPGRADED Stainless Steel appliances, plenty of cupboard space, upgraded quartz counter-tops with full wall subway back-splash tiles, high-end gloss white & wood grain european style cabinet doors & central island with a flush eating bar with more storage, and under-mount granite basin sink .... WOW!. All over looking the oversized dining room. The main floor also features a front living room with a gas fireplace, a foyer, a back mud room, and a 2-piece bath. Upstairs features a spacious primary bedroom with a walk-in closet and a 4-piece en-suite bathroom, two additional bedrooms, a laundry room, and a full bathroom. The oversized, fenced, and sunny yard features an upper side deck area, rear deck with hot tub/gazebo area, shed, and includes a concrete pad. The front-covered entry with a strong column detail complements



## 194 MAHOGANY HEIGHTS SE

RETA MEASUREMENT STANDARD - CALGARY AB  
MAIN LEVEL (AG) - 928.53 Sq Ft / 86.26 m<sup>2</sup>  
UPPER LEVEL (AG) - 928.53 Sq Ft / 86.26 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1857.06 Sq Ft / 172.52 m<sup>2</sup>  
BASEMENT DEVELOPED AREA (BG) - 698.91 Sq Ft / 64.93 m<sup>2</sup>  
BASEMENT UNDEVELOPED AREA (BG) - 229.62 Sq Ft / 21.33 m<sup>2</sup>  
TOTAL AG/BG AREA - 2755.59 Sq Ft / 258.78 m<sup>2</sup>



this home and offers the perfect space to relax and enjoy watching the kids play street hockey or basketball! Builder upgrades totaled over \$100K, including plumbing and light fixtures, in-floor electric heat, a fully finished basement with an extra bedroom/bookcases/a full bathroom, and a secondary family room, 9' main floor ceilings, hardwood floors, extra windows throughout, and custom window coverings. A lake lifestyle amenity beyond compare - Mahogany's Central Beach site is the home of the community's grand Beach Club, where residents have exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier and non-motorized marina, and more. Don't miss this opportunity. It is a stunning home in an outstanding area! Quick possession date. Call your friendly REALTOR(R) to book your viewing right away!

Built in 2012

### Essential Information

MLS® #	A2232771
Price	\$685,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,857
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	194 Mahogany Heights Se
Subdivision	Mahogany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0X6

### **Amenities**

Amenities	Beach Access, Clubhouse, Party Room, Playground, Racquet Courts, Recreation Room
Parking	Alley Access, On Street, Parking Pad

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, In Floor, Electric, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Courtyard, Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn, Level, No Neighbours Behind, Pie Shaped Lot, Private, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                Jayman Realty Inc.

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