

**58 Mahogany Passage SE**  
**Calgary, Alberta****MLS # A2214878****\$925,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,503 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** Bar fridge in kitchen and basement, Play structure in the backyard

**\*\*COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY MAY 3 AND SUNDAY MAY 4 FROM 12-4PM\*\*** Welcome to this stunning showhome-quality property in the heart of the highly sought-after lake community of Mahogany. Perfectly situated with quick access to 52nd Street (and no traffic circles!), commuting is a breeze. You're also just a short walk from groceries, restaurants, coffee shops, and all the everyday essentials. Talk about convenience! Inside, this fully finished 5-bedroom, 3.5-bath home offers over 3,500 sq ft of thoughtfully designed living space, and it's absolutely loaded with impressive upgrades! From the custom window shutters throughout the home, to the feature panel walls in the bedrooms and dining space, to the low-maintenance, durable flooring, this home is packed with thoughtful design details that truly speak to luxury living. The main floor welcomes you with a grand entrance and an immediate sense of pride of ownership. There's a fully enclosed home office, a warm and inviting living room centered around a beautiful stone-surrounded fireplace, and plenty of natural light. The heart of the home is a chef's dream kitchen! Featuring a massive island with upgraded additional storage and double sink, ceiling-height beautiful custom cabinetry, quartz countertops, gas range, wine fridge, and premium stainless appliances. Off the kitchen, you'll find a mudroom with built-in cubbies and around the corner a stylish 2-piece powder room. Upstairs, gather with the family in the large bonus room, or retreat to the bright and spacious primary bedroom, complete with a walk-in closet and a spa-like ensuite that checks all the boxes: dual vanities, soaker tub, walk-in shower, and a private water closet. Three additional bedrooms are perfect for growing families or an extra office when working from home, and the upgraded 5-piece main

bathroom offers a dual vanity for busy mornings. A dedicated laundry room completes the upper level. The basement is fully finished and ready to entertain with a spacious rec area perfect for movie nights or game day, a sleek brand new bar, a large fifth bedroom, and a modern 3-piece bathroom with walk-in shower. There's also plenty of extra storage space. Outside, you'll love Gemstone lighting, the oversized garage finished from floor to ceiling and overhead storage. The backyard offers a low-maintenance lifestyle with irrigation, stamped concrete patio, and a partially covered deck with a lake view. Truly the ideal spot for summer BBQs or evening drinks with friends. With unbeatable location, thoughtful layout, and an overwhelming list of custom features, this Mahogany home is truly one that needs to be seen to be fully appreciated. This one really does have it all.