

257 Mahogany Parade SE  
Calgary, Alberta

MLS # A2205041



**\$699,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,756 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Garden		

<b>Heating:</b>	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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Located in the charming lakeside community of Mahogany, this immaculate home seamlessly blends modern design with everyday practicality. Ideally situated within walking distance of schools, unlimited shopping and dining options, an off-leash dog park, and the always-popular Mahogany Lake, this is truly an outstanding location for families, dog owners, and outdoor enthusiasts alike. The inviting curb appeal impresses with a front patio nestled among lush garden beds, perfect for soaking up the sunny southwest exposure. Inside, the home showcases a stylish design, a neutral color palette, and abundant natural light. The living room invites relaxation, with oversized windows streaming in sunshine throughout the day. In the evenings, ample recessed lighting ensures a warm, welcoming ambiance. At the heart of the open-concept layout is the dining room—an ideal space for entertaining. Unleash your inner chef in the stunning kitchen, featuring stone countertops, stainless steel appliances, a gas stove, crisp white cabinetry, a pantry for extra storage, and a large center island with breakfast bar seating. A thoughtfully placed powder room offers privacy where needed. Upstairs, the primary bedroom is a true owner's retreat, boasting a generous layout, a large walk-in closet, and an oversized window. The luxurious ensuite features dual sinks, a deep soaker tub, and an oversized shower. Two additional bedrooms are spacious and bright, sharing a stylish four-piece bathroom. For added convenience, the laundry room is also located on this level—no more hauling loads up and down the stairs! The unfinished basement awaits your dream development, offering a great layout and ample storage. Step outside to the expansive back deck, perfect for casual barbecues and relaxation. The oversized double detached garage is the cherry on top of this exceptional

property. Energy efficient living, adding even more value, this home is equipped with brand-new solar panels, providing significant energy savings while reducing your carbon footprint. Beyond the home itself, enjoy exclusive lake access with year-round activities and events, extensive wetland pathways, top-rated schools, shops, diverse restaurants, and more. Plus, with easy access to Deerfoot and Stoney Trails, commuting is a breeze.