

# \$900,000 - 20 Mahogany Heath Se, Calgary

MLS® #A2236225

**\$900,000**

4 Bedroom, 4.00 Bathroom, 2,533 sqft

Residential on 0.09 Acres

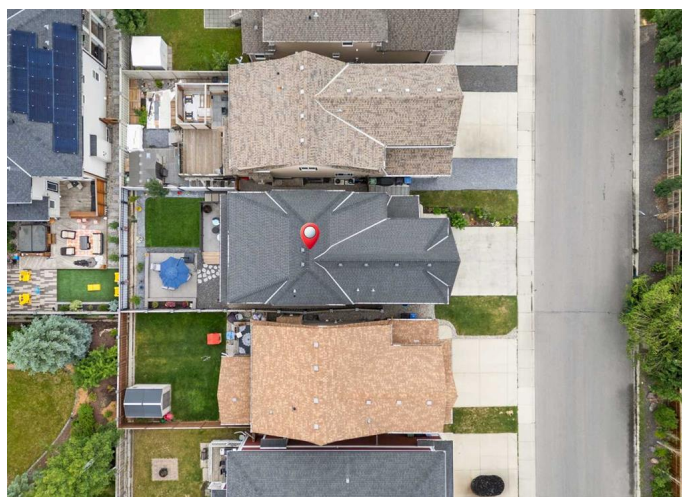
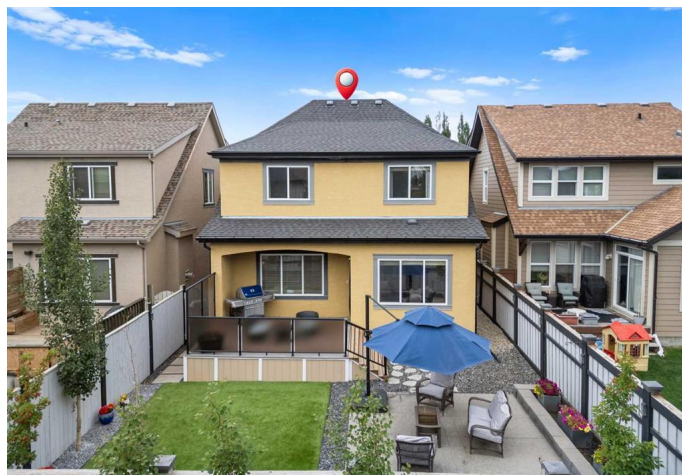
Mahogany, Calgary, Alberta

Welcome to this inviting 4-bedroom, 3.5-bathroom family home located in the vibrant lake community of Mahogany, one of Calgary's most desirable neighborhoods. Offering over 2,532 square feet of thoughtfully designed living space and a HEATED DOUBLE ATTACHED GARAGE, this property is a fantastic opportunity for comfortable and functional family living.

The main level features a beautifully appointed kitchen with stainless steel appliances, granite countertops, and plenty of counter space—perfect for both casual meals and entertaining. The open-concept layout seamlessly connects the kitchen to the dining and living areas, creating a warm and welcoming atmosphere.

Upstairs, the spacious bonus room offers a flexible area that can be used as a home office, media room, or play space. The primary bedroom provides a peaceful retreat with a luxurious five-piece ensuite and a large walk-in closet. Three additional bedrooms and a full bathroom offer plenty of space for family members or guests.

The FULLY DEVELOPED BASEMENT extends the living space with a generous recreation room complete with a WET BAR, as well as an additional bedroom and fully renovated bathroom with a shower—ideal for hosting guests or enjoying movie nights at



home.

Step outside to a private, fully landscaped backyard with low-maintenance FAUX GRASS and a well-sized deck, creating a great space for summer gatherings or quiet evenings outdoors.

Located just steps from Mahogany Lake, nearby schools, playgrounds, shopping, and community pathways, this home is ideally situated for both convenience and recreation. With easy access to Stoney Trail and 52 Street, commuting is simple and efficient. Residents also enjoy year-round lake privileges including swimming, skating, and access to the Mahogany Beach Club.

This home offers a perfect balance of space, comfort, and lifestyle in one of Calgary’s premier communities. Schedule your private showing today.

Built in 2009

**Essential Information**

MLS® #	A2236225
Price	\$900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,533
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	20 Mahogany Heath Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0R5

### **Amenities**

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

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Yard, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	17
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                    eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.