

# **\$1,150,000 - 153 Mahogany Place Southeast, Calgary**

MLS® #A2054101

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## **\$1,150,000**

6 Bedroom, 4 Bathroom, 3,109 sqft  
Residential on 0.13 Acres

Mahogany, Calgary, Alberta

Price Correction!!!! Welcome to this custom Morrison Home with a WALKOUT basement and 4 bedrooms on the upper floor. This gorgeous home is fully upgraded, backs onto a green space, and is ready for a new family.

The lake is a pitching wedge away and phenomenal properties like this are seldom available.....now is your opportunity to own your very own. This executive 3100 sq ft home is fully upgraded, has 6 bedrooms, a developed walkout basement, and 2 fireplaces, what's not to like? The open floor plan makes the home feel even larger.

Gourmet kitchen with a Ceran counter stove, side-by-side fridge, convection wall oven, and microwave. A huge island, full-height cabinets, and an oversized pantry complete this masterpiece. The main floor den is at the front of the home and is an ideal space for working from home. The formal dining room with a 2-way fireplace could easily be made into a 2nd main floor office or playroom if desired. The spacious living room also with a 2-way fireplace is perfect for families. Up the curved staircase, you will be greeted by 4 bedrooms. The oversized primary bedroom has an amazing 5pc and spacious ensuite with an attached walk-in closet. The other three bedrooms are really good sized and share the large 4pc bath. The walkout basement has a bar, games room, media area, 2 additional large bedrooms, and access to the backyard. As an added bonus there is A/C, Sonos & in-ceiling speakers. The backyard is fully



landscaped with underground sprinklers and complete with a large patio making this oversized yard perfect for entertaining. You will want to host family BBQs all summer long! The oversized garage is well-designed and will fit all of your lake toys. This home is a must see!!!

Built in 2013

### **Essential Information**

MLS® #	A2054101
Price	\$1,150,000
Sold Price	\$1,110,000
Date Sold	August 6th, 2023
Bedrooms	6
Full Baths	3
Half Baths	1
Square Footage	3,109
Lot SQFT	5,780
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	153 Mahogany Place Southeast
Subdivision	Mahogany
City	Calgary
Province	Alberta
Postal Code	T3M 1N9

### **Amenities**

Amenities	Beach Access, Boating, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Oversized

### **Interior**

Goods Included	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Quartz
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Counters, Storage, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Wet Bar, Walk-In Closet(s)

Appliances	Dishwasher, Microwave, Window Coverings, Central Air Conditioner, Oven-Built-In, Electric Range, Refrigerator, Range Hood, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Mantle, Basement, Gas, Great Room, Masonry, See Through
Basement Development	Finished, Walk-Out
Basement Type	Finished, Walk-Out
Flooring	Carpet, Hardwood, Tile

## Exterior

Exterior Features	Fire Pit
Lot Description	Landscaped, Backs on to Park/Green Space, Back Yard, Cul-De-Sac, Front Yard, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete
Front Exposure	W
Frontage Metres	15.24M 50`0"
Site Influence	Landscaped, Backs on to Park/Green Space, Back Yard, Cul-De-Sac, Front Yard, Lawn, Rectangular Lot, Street Lighting

## Additional Information

Zoning	R-1
HOA Fees	546.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX FIRST
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