

**50 Mahogany Cove SE  
Calgary, Alberta**

**MLS # A2199171**



**\$1,499,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,627 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Lake, Land		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Wet Bar

**Inclusions:** Garage door opener (2), garage door remotes (3), bar fridge, bar freezer,

OPEN HOUSE SAT. MARCH 15, 1:00-3:00pm. If you are looking for the prettiest home in the community, with lake views, you must view this home. If you are looking for curb appeal, greenspace, a short walk to the lake, an easy stroll to shopping, restaurants and easy access out of the community, you must view this home. This home is truly better than new and very gently lived in. As you enter you will notice attention to detail everywhere you look. A large, tiled entrance is the perfect place to greet your family & friends. White oak hardwood flows through the majority of the main level. The office is located near the entrance making this the perfectly private space to work or homeschool. The huge walk-in front closet will help keep everyone organized. Even the 2 piece bathroom is pretty. As you peak around the corner, take a minute to take in the beautiful finishings of not only the kitchen but the towering 2 storey stone fireplace. The kitchen features white cabinets that stretch to the ceiling. There is a gas stove top, built-in oven and built-in convection oven/microwave. The butler's pantry has a ton of cupboards, and it gives you more counter space. It has a clever exit to the mudroom with access to your triple car garage. The dining room was made for entertaining with room for your huge table. Enjoy the ambiance of the double-sided fireplace and beautiful views. The living room has lake views and like the dining room, the soaring ceilings and the fireplace make it so inviting. Make your way upstairs and here you will find a bonus room that partially opens to below. This clever layout gives this room an open concept feel yet still allows for privacy. The generous secondary bedrooms share a 4 piece bathroom and are located at the back of this level. The laundry room has a sink and plenty of storage. Wait until you see the primary suite! Enter and take two steps down. Notice

the vaulted ceiling, gorgeous chandelier and massive walk-in closet. The ensuite is well thought out with vanities on either side of the room, this making it easy for two people to get ready at the same time. If you want a fun space or if you are just simply looking for more room for the kids, check out the walk-out basement. The finishings down here are every bit as beautiful as the main levels. The family room is generous enough for your massive TV and sectional and the games room will easily handle your poker or pool table. The wet bar has a double drawer fridge and freezer with an ice maker. You will also find the 4th bedroom and 4th bathroom down here. The 5th bedroom is framed and ready to be finished. Head outside and enjoy either your upper deck or your lower covered patio. Both offer incredible lake and greenspace views. You will appreciate your low maintenance landscaping, giving you more time at the lake which is only a few minutes down the walking path. Stunning homes in this community, with these views on greenspace rarely come on the market and they certainly do not last.