

311 Mahogany Court SE  
 Calgary, Alberta

MLS # A2181639



**\$894,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,557 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Pie Shaped Lot, Private, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Seize the rare opportunity to own a prime piece of Mahogany's real estate! Set on a spacious (9,170 square feet) lot, this property stands out as one of the few in the area under \$1M with such a large footprint. Built in 2009 with many upgrades, this 2,556-square-foot, freshly painted home offers incredible potential for those looking to restore and personalize a property with lasting value. The main floor features a gourmet kitchen with high-end finishes, including a granite counter-top, breakfast bar, shaker cabinets, a pantry, and plenty of storage. The kitchen seamlessly flows into the open living and dining areas, which include a cozy living room with a fireplace, perfect for both relaxation and entertainment. Newly installed Luxury vinyl plank flooring runs throughout the home, adding both durability and a sleek, modern look. The main floor also offers a large den, a welcoming entryway, and a convenient two-piece powder room. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with a luxurious ensuite featuring dual vanities, extensive tiling, and a spa-like atmosphere. The walk-in closet is designed with custom built-ins for maximum organization. A versatile bonus room and a large laundry room with ample counter space complete the upper floor. The unfinished basement is a blank slate, ready for your personal touch, while the expansive backyard offers endless possibilities to create your dream outdoor space. This home isn't just a place to live—it's an opportunity to design and build something truly special in one of Mahogany's most sought-after locations. Don't miss out on this exceptional property—**\*\*\*Come see the potential and lifestyle this home offers!\*\*\***