

**82 Mahogany Drive SE**  
**Calgary, Alberta****MLS # A2269231****\$525,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mahogany                                                                |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                                   |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 1,135 sq.ft.                                                            | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                                  |               |                   |
| <b>Lot Size:</b> | 0.05 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Low Maintenance Land |               |                   |

|                    |                                                                                       |                   |      |
|--------------------|---------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                                                               | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                              | <b>Zoning:</b>    | R-2M |
| <b>Foundation:</b> | Poured Concrete                                                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters |                   |      |

**Inclusions:** N/A

Welcome to this beautiful NO-CONDO-FEE townhome in the highly sought-after lake community of Mahogany, offering year-round access to the beach, clubhouse, and an array of outdoor amenities. This immaculate home combines comfort, functionality, and style, with a thoughtfully designed floor plan that takes full advantage of the abundant natural light streaming through the large windows. The main floor boasts 9-foot ceilings and an inviting open-concept layout that seamlessly connects the living, dining, and kitchen areas—perfect for both relaxing and entertaining. The kitchen is well-appointed with granite countertops, stainless steel appliances, and ample cabinetry, complemented by a blend of laminate and tile flooring that adds both warmth and durability. Upstairs, you’ll find two spacious primary bedrooms, each offering a walk-in closet and private ensuite for ultimate convenience and privacy. One of the bedrooms also includes a versatile den area, ideal for a home office or cozy reading nook. The unfinished basement provides plenty of potential for future development—whether you envision a recreation room, home gym, or extra storage space. Outside, enjoy a low-maintenance yard, a welcoming front porch, and a private backyard complete with a cement patio and gas grill hookup, perfect for summer barbecues and relaxing evenings. A detached double garage offers secure parking and additional storage. Recent upgrades include brand-new carpet (2025), a new hot water tank (2025), and a newer oven (2023), making this home truly move-in ready. With its excellent layout, modern finishes, and access to one of Calgary’s most desirable lake communities, this Mahogany townhome is a perfect blend of lifestyle and value.