

# \$865,000 - 20 Mahogany Heath Se, Calgary

MLS® #A2244882

**\$865,000**

4 Bedroom, 4.00 Bathroom, 2,533 sqft  
Residential on 0.09 Acres

Mahogany, Calgary, Alberta

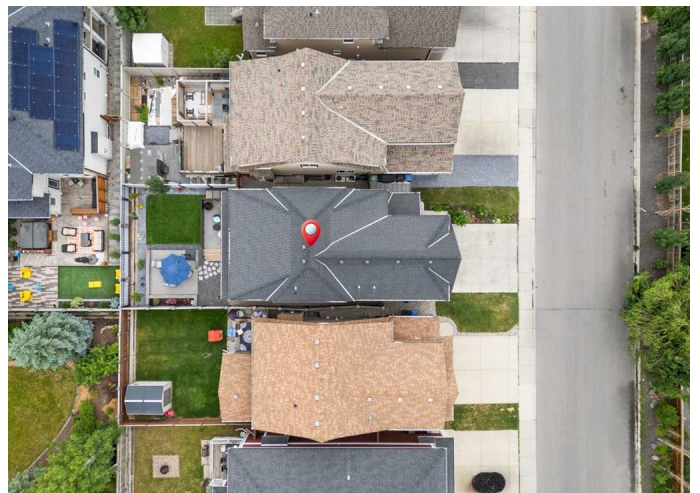
Welcome to this warm and welcoming 4-bedroom, 3.5-bathroom home in the sought-after lake community of Mahoganyâ€”offering over 2,532 square feet of well-planned living space and a HEATED DOUBLE ATTACHED GARAGE.

The main floor is designed for everyday living and entertaining, featuring a stylish kitchen with stainless steel appliances, granite countertops, and ample workspace. The open-concept layout flows naturally from the kitchen to the dining and living areas, creating a bright and comfortable environment for gatherings of all sizes.

Upstairs, a spacious bonus room provides versatility as a home office, playroom, or media lounge. The primary suite offers a quiet escape with a five-piece ensuite and generous walk-in closet. Three additional bedrooms and a full bathroom complete the upper level, offering plenty of room for family and guests.

The FULLY DEVELOPED BASEMENT adds even more functionality, including a large recreation area with a WET BAR, an additional bedroom, and a fully renovated bathroom with a showerâ€”perfect for guests, teens, or movie nights at home.

Outside, enjoy the private, landscaped backyard with LOW-MAINTENANCE FAUX GRASS and a well-sized deckâ€”ideal for



summer BBQs or quiet evenings under the stars.

Situated just a short walk from Mahogany Lake, schools, playgrounds, shopping, and scenic community pathways, this home delivers both convenience and outdoor enjoyment. Quick access to Stoney Trail and 52 Street makes commuting easy, and year-round lake access includes swimming, skating, and the amenities of the Mahogany Beach Club.

This home combines comfort, practicality, and a strong sense of community in one of Calgary’s most desirable neighborhoods. Contact your agent today to arrange a private tour.

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244882    |
| Price          | \$865,000   |
| 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      | Beach Access, Clubhouse, Park |
| 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    | August 7th, 2025 |
| Days on Market | 21               |
| Zoning         | R-G              |
| HOA Fees       | 582              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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