

\$684,900 - 257 Mahogany Parade Se, Calgary

MLS® #A2205041

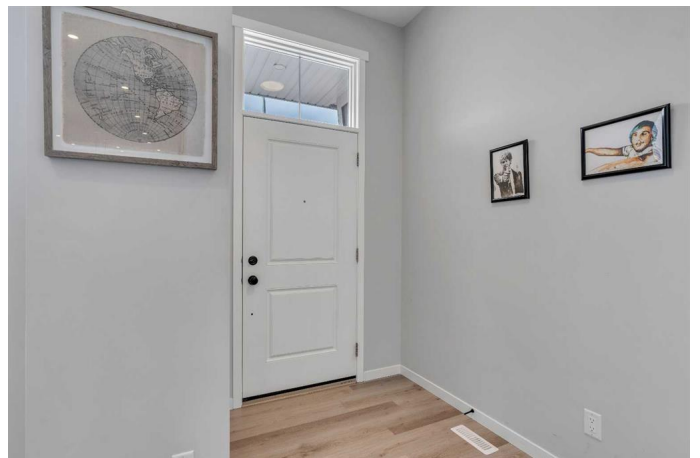
\$684,900

3 Bedroom, 3.00 Bathroom, 1,756 sqft
Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Located in the charming lakeside community of Mahogany, this immaculate home seamlessly blends modern design with everyday practicality. Ideally situated within walking distance of schools, unlimited shopping and dining options, an off-leash dog park, and the always-popular Mahogany Lake, this is truly an outstanding location for families, dog owners, and outdoor enthusiasts alike.

The inviting curb appeal impresses with a front patio nestled among lush garden beds, perfect for soaking up the sunny southwest exposure. Inside, the home showcases a stylish design, a neutral color palette, and abundant natural light. The living room invites relaxation, with oversized windows streaming in sunshine throughout the day. In the evenings, ample recessed lighting ensures a warm, welcoming ambiance. At the heart of the open-concept layout is the dining room—an ideal space for entertaining. Unleash your inner chef in the stunning kitchen, featuring stone countertops, stainless steel appliances, a gas stove, crisp white cabinetry, a pantry for extra storage, and a large center island with breakfast bar seating. A thoughtfully placed powder room offers privacy where needed. Upstairs, the primary bedroom is a true owner's retreat, boasting a generous layout, a large walk-in closet, and an oversized window. The luxurious ensuite features dual sinks, a deep soaker tub, and an oversized shower. Two additional bedrooms are spacious and bright, sharing a stylish four-piece bathroom. For



added convenience, the laundry room is also located on this level—no more hauling loads up and down the stairs! The unfinished basement awaits your dream development, offering a great layout and ample storage. Step outside to the expansive back deck, perfect for casual barbecues and relaxation. The oversized double detached garage is the cherry on top of this exceptional property. Energy efficient living, adding even more value, this home is equipped with brand-new solar panels, providing significant energy savings while reducing your carbon footprint. Beyond the home itself, enjoy exclusive lake access with year-round activities and events, extensive wetland pathways, top-rated schools, shops, diverse restaurants, and more. Plus, with easy access to Deerfoot and Stoney Trails, commuting is a breeze.

Built in 2019

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2205041 |
| Price | \$684,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,756 |
| Acres | 0.08 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 257 Mahogany Parade Se |
| Subdivision | Mahogany |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 2J9 |

Amenities

| | |
|----------------|--|
| Amenities | Beach Access, Boating, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Clubhouse, Pool |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Insulated, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Front Yard, Garden |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 24th, 2025 |
| Days on Market | 16 |
| Zoning | R-G |
| HOA Fees | 582 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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