

\$815,000 - 195 Mahogany Passage Se, Calgary

MLS® #A2224860

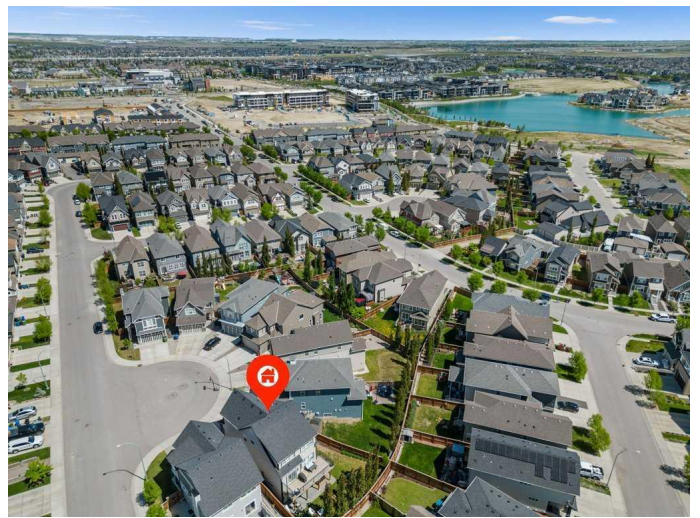
\$815,000

4 Bedroom, 4.00 Bathroom, 2,027 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

GIGANTIC PIE LOT! Welcome to your dream home in the prestigious lake community of Mahogany, where year-round lake access offers endless opportunities for recreation. Nestled on a quiet cul-de-sac, minutes from the West Beach Club and offering quick access to 52nd Street, this fully finished 2-storey walkout home sits on a massive pie-shaped lot with one of the largest backyards you'll find in the area, complete with a huge play structure included for hours of outdoor fun. With over 2,830 square feet of beautifully finished living space, this home features 4 bedrooms, 3.5 bathrooms, and a double attached garage—perfect for growing families or those who love to entertain. Inside, the spacious and thoughtful layout is enhanced by soaring ceilings, wide plank oak laminate flooring, plush carpet, and upgraded Hunter Douglas blinds throughout. The bright and functional kitchen is the heart of the home, showcasing white cabinetry, quartz countertops, a top-of-the-line Miele dishwasher, and an upgraded induction range with convection oven. The expansive central island is perfect for cooking, entertaining, or gathering with loved ones. Upstairs, your luxurious primary suite features a beautiful his and hers bathroom with an upgraded shower and soaker tub. Convenient upper-level laundry adds to the home's convenience. The newly developed and permitted walkout basement offers even more living space—perfect for a home gym, family room,



or media space”with easy access to your oversized backyard oasis. Additional highlights include air conditioning, a tankless hot water system, water softener, and a roughed-in solar panel hookup for future energy efficiency. This move-in ready home offers style, space, and a prime location in one of Calgary’s most desirable lake communities. Don’t miss your opportunity to make this Mahogany house your forever home!

Built in 2017

Essential Information

MLS® #	A2224860
Price	\$815,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,027
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	195 Mahogany Passage Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2J7

Amenities

Amenities	Other
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Lighting, Other, Playground, Private Yard
Lot Description	Back Yard, Irregular Lot, Landscaped, Private, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	599
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.