

# \$699,900 - 257 Mahogany Parade Se, Calgary

MLS® #A2205041

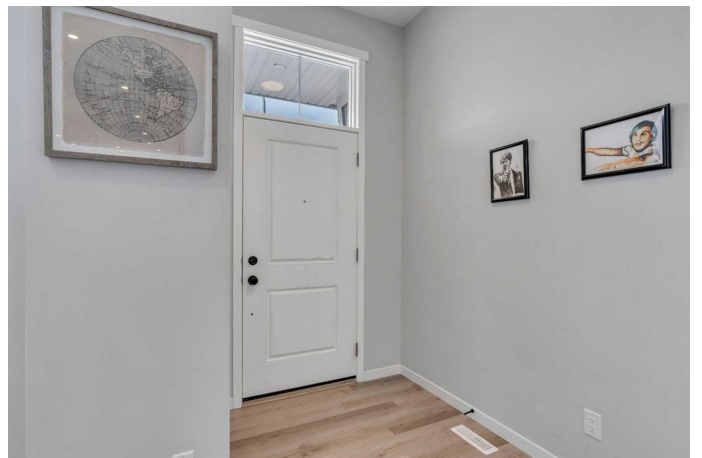
**\$699,900**

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	\$699,900
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, Clubhouse, Picnic Area, Playground, Pool, Racquet Courts, Recreation Facilities
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	11
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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