



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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50 Hotchkiss Drive SE
Calgary, Alberta

MLS # A2268313



\$649,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		
Inclusions:	Basement - Refrigerator, Dishwasher, Microwave/Hoodfan Combo, Electric Stove		

UNBELIEVABLE OPPORTUNITY & A SMART INVESTMENT. This brand-new “Rayn” pairs stylish family living with real income potential thanks to a fully developed 2-bedroom, 1-bathroom legal suite with its own private entrance—perfect for rental revenue or multi-generational living. It’s one of the best 2-bedroom suite layouts you’ll see, with a thoughtfully planned use of space that makes furnishing (and renting) easy from day one. Inside, the main level impresses with warm natural vinyl plank flooring and modern finishes throughout. The central kitchen is the showpiece: natural wood-tone cabinetry to the bulkhead, sleek subway backsplash, chimney hood fan, stainless steel appliances, and bright white quartz that wraps an oversized island—ideal for coffee catch-ups or weekend entertaining. The dining area sits perfectly between kitchen and living, comfortably fitting an extended table for holidays. At the rear, the living room features floor-to-ceiling windows for great light, plus a smartly tucked back entry with a 2-piece bath. Two unique spaces elevate daily life: a versatile flex room just off the kitchen (home office, playroom, or gym) and a raised homework/tech nook overlooking the main floor—clean, functional, and surprisingly fun. Upstairs, a cozy bonus room anchors the level (movie nights, play space, or reading corner). The primary retreat sits quietly at the back with an oversized window, a generous walk-in closet, and a stylish 4-piece ensuite featuring dual sinks and a full-size shower. It feels like it belongs in a much larger home. LAll of this in Calgary’s premier 4-season lake community, where everyday convenience meets resort-style amenities. Mahogany offers two private beach clubs, sandy beaches, paddleboarding, skating, and over 20+ km of pathways winding through wetlands and parks.

Walk or bike to Westman Village for coffee, restaurants, and services, or zip over to nearby Seton for the South Health Campus, YMCA, and more shopping/dining. With top-rated schools, playgrounds, off-leash areas, and an active residents' association, Mahogany delivers a lifestyle that's hard to beat—year-round. You'll love calling Mahogany home.