



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

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82 Mahogany Drive SE  
Calgary, Alberta

MLS # A2269231



\$525,000

|             |                                                                                       |            |      |
|-------------|---------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                               | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Laminate                                                        | Sewer:     | -    |
| Roof:       | Asphalt                                                                               | Condo Fee: | -    |
| Basement:   | Full                                                                                  | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame                                                              | Zoning:    | R-2M |
| Foundation: | Poured Concrete                                                                       | Utilities: | -    |
| Features:   | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters |            |      |
| Inclusions: | N/A                                                                                   |            |      |

Welcome to this beautiful NO-CONDO-FEE townhome in the highly sought-after lake community of Mahogany, offering year-round access to the beach, clubhouse, and an array of outdoor amenities. This immaculate home combines comfort, functionality, and style, with a thoughtfully designed floor plan that takes full advantage of the abundant natural light streaming through the large windows. The main floor boasts 9-foot ceilings and an inviting open-concept layout that seamlessly connects the living, dining, and kitchen areas—perfect for both relaxing and entertaining. The kitchen is well-appointed with granite countertops, stainless steel appliances, and ample cabinetry, complemented by a blend of laminate and tile flooring that adds both warmth and durability. Upstairs, you’ll find two spacious primary bedrooms, each offering a walk-in closet and private ensuite for ultimate convenience and privacy. One of the bedrooms also includes a versatile den area, ideal for a home office or cozy reading nook. The unfinished basement provides plenty of potential for future development—whether you envision a recreation room, home gym, or extra storage space. Outside, enjoy a low-maintenance yard, a welcoming front porch, and a private backyard complete with a cement patio and gas grill hookup, perfect for summer barbecues and relaxing evenings. A detached double garage offers secure parking and additional storage. Recent upgrades include brand-new carpet (2025), a new hot water tank (2025), and a newer oven (2023), making this home truly move-in ready. With its excellent layout, modern finishes, and access to one of Calgary’s most desirable lake communities, this Mahogany townhome is a perfect blend of lifestyle and value.