

**55 Mahogany Rise SE
Calgary, Alberta**

MLS # A2169002



\$848,500

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,549 sq.ft.	Age:	2010 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Underground Sprinklers, Rectangular Lot		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	n/a		

Welcome to your dream family home in the sought-after Mahogany community, where luxury living meets family-friendly comfort! Just a block and a half from the shimmering lake and directly across from a playground, this location is perfect for families looking for both adventure and convenience. Step inside and be captivated by soaring vaulted ceilings, expansive sunshine windows, and a stunning floor-to-ceiling fireplace that creates a bright, welcoming space for family gatherings. The open concept main floor is ideal for entertaining guests and hosting family dinners, with plenty of room for everyone to relax and enjoy. Built-in speakers provide a full surround-sound experience, while rough-ins for additional audio and air conditioning let you customize this home even further. Upstairs, discover a private master retreat featuring huge walk-in closet, and a spa-like ensuite with a soaker tub and double vanities. Three additional bedrooms and a large, vaulted family room ensure everyone has a place to call their own. The fully finished basement, with its nine-foot ceilings and oversized sunshine windows, offers endless possibilities for a game room, home theater, or extra guest space, including a huge fifth bedroom and full bath. Outside, a large, brand new deck and fenced backyard create the perfect spot for barbecues and outdoor fun. Nestled in a vibrant community, you'll enjoy year-round lake activities, nearby parks, shopping, and top-tier schools, making this home a true gem. Don't miss your chance to create lifelong memories in this exceptional family retreat!