

# \$850,000 - 68 Mahogany Crescent Se, Calgary

MLS® #A2252302

**\$850,000**

3 Bedroom, 3.00 Bathroom, 1,896 sqft  
Residential on 0.11 Acres

Mahogany, Calgary, Alberta

Nestled on a tranquil street, this beautifully appointed home is the perfect blend of sophistication and functionality. Situated on a spacious 4,700 sq.ft. pie-shaped lot, it offers over 2,700 sq.ft. of impeccable living space—plus an additional 350 sq.ft. heated sunroom, allowing you to enjoy the outdoors year-round.

Step inside and be welcomed by a grand front entry featuring luxury vinyl plank flooring, stylish double French doors, a built-in storage bench, and a generous closet. The main level offers open-concept living, anchored by a dream kitchen designed for both entertaining and everyday living. Custom extended cabinetry, a built-in credenza, and top-of-the-line KitchenAid appliances make this a chef's paradise.

A dedicated main-floor office provides the perfect work-from-home retreat.

Upstairs, vaulted ceilings and thoughtfully added windows flood the space with natural light. Motorized Hunter Douglas blinds throughout the home offer effortless privacy and ambiance. The expansive primary suite serves as a true sanctuary, featuring a walk-in California closet and a luxurious 5-piece ensuite complete with a soaker tub, double sinks, and a built-in vanity. Two additional spacious bedrooms, a 4-piece bath, and a private laundry room complete the upper level. The basement awaits your personal touch—currently used as a luxury gym & sauna escape. Built-in surround sound extends



throughout the entire home, including the basement, for an immersive entertainment experience.

Your private outdoor oasis includes a southeast-facing enclosed sunroom with a cozy fireplace and gas line for your BBQ. Step out onto the beautifully designed brick patio, surrounded by a perennial garden and maintained with an automated sprinkler system. Exterior gemstone lighting adds a touch of magic to the home’s facade. The heated triple car garage offers ample room for vehicles, hobbies, or storage, and comes equipped with three EV charging plugs. Additional features include a 50-amp RV plug with space to accommodate a 30-ft RV, a custom garden shed, and convenient side storage.

This home is equipped with premium systems for modern living—air conditioning, water softener, reverse osmosis, and a full Control 4 smart home security and camera system, providing peace of mind. Every detail in this property reflects quality craftsmanship and thoughtful design. Located just a short walk to the lake and minutes from South Health Campus and all essential amenities, this is a rare opportunity that you don’t want to miss.

Be sure to view the brochure for a comprehensive list of premium upgrades.

Built in 2017

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2252302  |
| Price          | \$850,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,896     |

|            |             |
|------------|-------------|
| Acres      | 0.11        |
| Year Built | 2017        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 68 Mahogany Crescent Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 2K1                 |

### Amenities

|                |                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Picnic Area, Playground, Recreation Facilities, Beach Access                                                                                        |
| Parking Spaces | 6                                                                                                                                                              |
| Parking        | Alley Access, Garage Faces Rear, Heated Garage, In Garage Electric Vehicle Charging Station(s), Oversized, Plug-In, Triple Garage Attached, Additional Parking |
| # of Garages   | 3                                                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound, Crown Molding |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Oven-Built-In                                          |
| Heating           | Forced Air                                                                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                                                                                                      |
| Fireplaces        | Gas, Family Room, Sun Room                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                                                                                                       |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Other, Private Yard, RV Hookup                                                                       |
| Lot Description   | Back Lane, Garden, Landscaped, Low Maintenance Landscape, Pie Shaped Lot, Private, See Remarks, Street Lighting, Yard Lights |
| Roof              | Asphalt Shingle                                                                                                              |
| Construction      | Brick, Mixed, Other                                                                                                          |
| Foundation        | Poured Concrete                                                                                                              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 5                 |
| Zoning         | R-G               |
| HOA Fees       | 582               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Paramount Real Estate Corporation |
|----------------|-----------------------------------|

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