

# \$659,000 - 142 Mahogany Heights Se, Calgary

MLS® #A2243856

**\$659,000**

3 Bedroom, 3.00 Bathroom, 1,712 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Welcome to this beautifully updated family home in the heart of Mahogany—Calgary's award-winning lake community designed for active, connected living! This spacious 2-storey offers 3 bedrooms plus a main floor den, perfect for a home office, playroom, or study space. The open-concept main floor is bright and welcoming, featuring a cozy custom gas fireplace in the living room and a stunning kitchen with full-height white cabinetry, built-in pantry drawers, dark granite countertops, stainless steel appliances, and a large island—perfect for family meals and entertaining. Upstairs, the primary bedroom is a peaceful retreat with a walk-in closet and spa-inspired ensuite with soaker tub and separate shower. Two more generously sized bedrooms (one with its own walk-in closet), a full 4-piece bathroom, and a convenient upper-level laundry room make everyday living easy. The unfinished basement offers tons of room to grow, while the fully fenced west-facing backyard with a deck is ideal for kids to play and for relaxing summer evenings. A detached double garage adds extra storage and parking. Recent updates within the last 30 days include new carpet and underlay, fresh interior paint, a new kitchen sink and faucet, updated exterior doors, garage door, front steps and railing, plus fresh new landscaping in both the front and back yard. Quick commuter access to Deerfoot and Stoney Trail



and just steps from parks, pathways, schools, retail and Mahogany’s 63-acre lake and 74 acres of wetlands, this home is ready for your family to move in and start making memories!

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243856    |
| Price          | \$659,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,712       |
| Acres          | 0.08        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 142 Mahogany Heights Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 0X6                 |

**Amenities**

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Clubhouse, Park, Picnic Area, Visitor Parking, Playground |
| Parking Spaces | 2                                                         |
| Parking        | Double Garage Detached                                    |
| # of Garages   | 2                                                         |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Granite Counters, Kitchen Island, |
|-------------------|---------------------------------------------------------------------|

|                 |                                                                                                                  |
|-----------------|------------------------------------------------------------------------------------------------------------------|
|                 | Soaking Tub, Storage, Walk-In Closet(s)                                                                          |
| Appliances      | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                          |
| Cooling         | None                                                                                                             |
| Fireplace       | Yes                                                                                                              |
| # of Fireplaces | 1                                                                                                                |
| Fireplaces      | Decorative, Gas, Living Room, Raised Hearth, Tile                                                                |
| Has Basement    | Yes                                                                                                              |
| Basement        | Full, Unfinished                                                                                                 |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard                                              |
| Lot Description   | Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stone, Stucco, Wood Frame                                           |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 4               |
| Zoning         | R-G             |
| HOA Fees       | 582             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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