

**601 Mahogany Road SE**  
**Calgary, Alberta**

**MLS # A2245223**



**\$549,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,418 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 243
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Hood Fan, Window Coverings (Blinds), Curtain Rods, Closet Shelving, Doorbell Camera

**\*\*OPEN HOUSE SATURDAY OCT 4, 12-2:30PM\*\***Welcome to this like-new 2-bedroom, 2.5-bathroom row townhome offering over 1,300 sq. ft. of thoughtfully designed living space in one of Calgary's most sought-after lake communities. Built in 2023, this bright north/south-facing interior unit blends modern style with energy efficiency &mdash; complete with solar panels, triple pane windows and a tankless hot water heater.&nbsp;The open-concept main floor features durable vinyl plank flooring, fresh white shaker cabinetry, quartz countertops, and stainless steel appliances.&nbsp;Step out onto your private deck with a BBQ gas line, perfect for summer grilling, while oversized windows fill the living and dining areas with natural light.&nbsp;Upstairs, you'll find two spacious double primary suites, each with its own private ensuite &mdash; one with a double vanity, soaker tub, and walk-in shower. Built-in closet shelving adds a custom touch, while upper-level laundry makes everyday living a breeze.&nbsp;The heated&nbsp;double tandem garage offers plenty of parking and storage, enhanced with epoxy flooring. All this, just 2 minutes to the Mahogany Beach Club, where you can enjoy year-round activities from swimming and paddleboarding to skating and community events. Steps from shops, dining, schools, and convenient transportation, this home delivers the ultimate blend of lifestyle and location.&nbsp;Experience the perfect balance of modern comfort and lakeside living in Mahogany with a mountain view.