

# \$1,075,000 - 244 Mahogany Bay Se, Calgary

MLS® #A2211468

**\$1,075,000**

5 Bedroom, 4.00 Bathroom, 2,806 sqft

Residential on 0.18 Acres

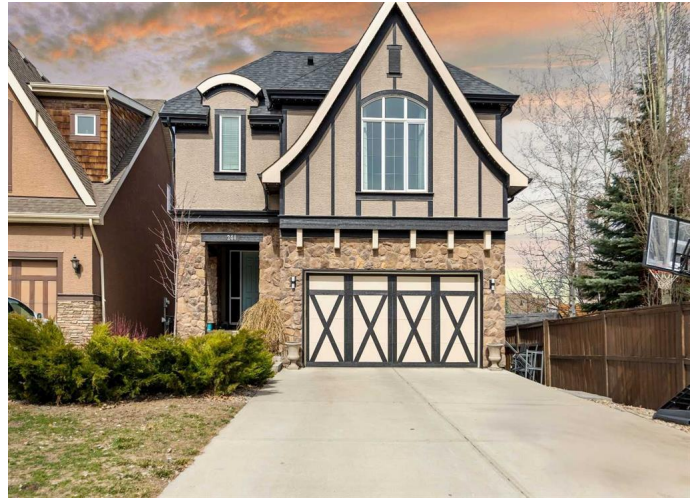
Mahogany, Calgary, Alberta

Just off Mahogany Manor lies a charming cul-de-sac with a strong sense of community â€“ MAHOGANY BAY. Only a few homes enjoy SEMI-PRIVATE LAKE ACCESS just steps from the front door. Itâ€™s a place where neighbors become friends, kids ride bikes until the streetlights come on, and every home is cared for with pride.

Set on a 200' LANDSCAPED LOT, this 5 BEDROOM, 3.5-bath CALBRIDGE built home offers over 3,600 sq ft of comfortable living space. Adorned with GEMSTONE lights and an EXTENDED DRIVEWAY, this home has exceptional curb appeal. Inside, the warm, open layout features 9â€™ ceilings on every level, with BUILT in SPEAKERS, AIR CONDITIONING, and ELEGANT 12x24 TILE flooring.

The chef-inspired kitchen includes a MASSIVE QUARTZ ISLAND, stainless steel appliances, CEILING-HEIGHT CUSTOM CABINETRY with crown molding, a walk-through BUTLER'S PANTRY, and a charming COFFERED CEILING. Itâ€™s a space made for morning coffee, family dinners, or baking with the kids. Wall-to-wall WINDOWS fill the main floor with natural light, while the dining area and living room with CUSTOM TILED gas fireplace make entertaining easy. A well-appointed office, powder room, and welcoming foyer complete this level.

Upstairs, the PRIMARY SUITE is a true RETREAT with a large walk-in closet and CHIC ENSUITE with SPA-INSPIRED features



including a freestanding SOAKER TUB, tiled shower, and dual sinks. There are THREE more bedrooms, a 4-piece bath, a spacious bonus room, and upper-floor laundry perfect for a growing family offering flexibility and convenience.

The PROFESSIONALLY FINISHED basement offers large egress windows, 9' ceilings, a generous FAMILY ROOM, WET BAR, 5th BEDROOM with walk-in closet, and full 4pc bath- perfect for guests, teens, or movie nights with friends!

Outside, the large private backyard was designed for making memories! Enjoy the patio under a CUSTOM BUILT PERGOLA, cozy up by the firepit, unwind in the HOT TUB, or host dinner on the deck with a gas BBQ hookup. The yard was thoughtfully designed and accented with Gemstone lighting, raised planter boxes, perennial beds, lawn, several mature trees and a fenced dog run adding both function and flair. And then there's the LAKE!! Just mere STEPS from your front door, is the SEMI-PRIVATE LAKE ACCESS to Mahogany's West Beach - stroll down the path to the sandy shores and live the laid-back lake life that makes Mahogany one of Calgary's most cherished communities. Add in numerous pathways, explore the wetlands, check out Market Square, Westman Village, and top-rated schools, quick access to Deerfoot and Stoney Trail - it's easy to see why this isn't just a home it's a forever kind of place.

Check out the virtual tour, drone footage & floorplan, then call your favorite Realtor to book a showing today!

Built in 2011

## Essential Information

MLS® #	A2211468
Price	\$1,075,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,806
Acres	0.18
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	244 Mahogany Bay Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0Y1

### Amenities

Amenities	Beach Access
Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, Kitchen Island, Pantry, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard, Dog Run
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Behind, See Remarks, Dog Run Fenced In, Sloped
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	April 13th, 2025
Days on Market	22
Zoning	R-G
HOA Fees	901
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Canyon Creek
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