



GRASSROOTS
REALTY GROUP

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219 Mahogany Landing SE
Calgary, Alberta

MLS # A2233029



\$1,325,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,808 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Other, Oversized, Tandem		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Sonos system & speakers, garage heater, TV mounts, Rock climbing wall in basement, loft bed in kids room, corner armoire

Welcome to this fantastic estate home in Mahogany, where luxury, comfort, and location come together in one of Calgary's most sought-after lake communities. Offering over 2,800 sq ft above grade, a triple tandem garage with lift-ready ceilings, and direct access to a semi-private dock, this 4-bedroom, 2.5-bath home is an exceptional opportunity for families seeking space and lifestyle. The grand foyer sets the tone with soaring ceilings and a walk-in closet to keep things organized right from the front door. Wide-plank handscraped hardwood floors guide you into the open-concept main living space where dramatic vaulted ceilings with wood beams frame a striking stone fireplace—both warm and architecturally stunning. Designed for entertaining and daily living, the chef's kitchen features granite countertops, a massive centre island, Jenn-Air 6-burner gas cooktop, double wall ovens, and an abundance of cabinetry. A walk-through pantry connects to a custom mudroom with built-in shelving, closets with organizers, and garage access. The triple tandem garage is a rare find—complete with a 6-ft bump-out, large window, hot/cold utility sink, and extra-high ceilings, perfect for storage or adding a lift. Even the garage is heated with a high-efficiency Reznor unit for year-round comfort. The main floor also offers a private office tucked quietly at the front, plus conveniences like central vac with a kitchen toe-kick, Hunter Douglas blinds throughout (blackout in bedrooms, remote-controlled in the living room), and Wi-Fi enabled lighting, Nest thermostats, and smoke detectors for seamless smart living. Upstairs, a large bonus room with tray ceiling provides the perfect family lounge, flanked by three spacious bedrooms, a 4-piece bath, and an upper laundry room with sink and linen closet. The primary retreat is a true sanctuary with another tray

ceiling, serene west-facing views, and a spa-like 5-piece ensuite with heated floors, granite-topped dual vanities, a walk-in shower, full-sized soaker tub, and a generous walk-in closet. You'll also enjoy built-in speakers in the ensuite, kitchen, and backyard, all powered by Sonos. Downstairs, the undeveloped basement is a blank canvas featuring 9-foot ceilings, oversized windows, rough-ins for a bathroom and wet bar—and even an impressive built-in climbing wall to keep things active while you plan your dream lower level. Step outside to your west-facing backyard, where mature trees offer privacy and a poured concrete patio makes the perfect setting for summer BBQs. Hot/cold exterior water taps make outdoor projects easy, and a gated path leads directly to the semi-private dock just a few steps away—ideal for paddleboarding, canoeing, or simply taking in the peaceful lakeside setting. Enjoy four-season lake living in Mahogany, with 22 km of pathways, a protected wetland preserve, beaches, schools, shopping, dining, and the South Health Campus all nearby. This is more than just a home—it's a lifestyle that only Mahogany can offer.