



GRASSROOTS
REALTY GROUP

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95 Mahogany Manor SE
Calgary, Alberta

MLS # A2261926



\$1,125,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,144 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Unfinished	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Walk-In Closet(s), Wired for Data, Wired for Sound		

Inclusions: TV Wall Mounts

****OPEN HOUSE SATURDAY OCTOBER 4th 10:30AM – 3:30PM**** Perfectly positioned directly across from Mahogany's coveted West Beach gate and steps from a family park, this Baywest estate home blends size, luxury, and lifestyle in Calgary's most award-winning lake community. Offering almost 3,150 sq ft and 4 bedrooms above grade, this property is designed for those who want space without compromise: oversized bedrooms, a bright bonus room wired with in-ceiling surround speakers and CAT5, and a stunning primary suite featuring a walk-in closet, spa-like ensuite with heated floors, and private retreat-like feel. Convenience is built in with an upper-level laundry room complete with sink, built-in cabinetry, and extra storage, making busy family life effortless. The main level combines functionality with sophistication: a chef's kitchen with wall oven, gas cooktop, updated stainless steel appliances, and a butler's pantry that doubles as a prep hub or barista-worthy coffee station, all flowing into the dining and living area complete with a warm fireplace as the centerpiece. A fantastic covered back patio with built-in BBQ line extends your living space outdoors for cozy summer nights. A dedicated main-floor office creates a true work-from-home solution. Premium upgrades elevate every corner: Duette top-down/bottom-up blinds, smart lighting throughout, two furnaces with zoned A/C, a Vacuflow system, and a premium Kinetico water treatment system with water softener, all supported by recently serviced mechanicals for peace of mind. The lower level, with high ceilings and a roughed-in fifth bedroom, is ready for your future vision; add a sixth bedroom and still have room to create a recreation haven. Outside, the oversized double garage with bump-out offers ample room for tools, bikes, or toys. Beyond the walls, Mahogany sets the

stage for Calgary's best lifestyle: a 63-acre freshwater lake, private beaches, skating, swimming, paddleboarding, a 22,000 sq ft Beach Club, 22 km of pathways, wetlands, parks, schools, and vibrant shopping and dining. This isn't just a home—it's a statement of living well in Calgary's most complete community. Don't forget to check out the virtual tour and book your private viewing today!