



GRASSROOTS
REALTY GROUP

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151 Mahogany Bay SE
Calgary, Alberta

MLS # A2268516



\$1,599,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,283 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Shelving in Garage, Sauna, Outside Children's Play Place, Office Desk, Built in Sound System, TV Brackets, Security System		

**** Open House Saturday Feb 7th from 1-3pm****Positioned in one of Calgary's most prestigious communities, Mahogany, 151 Mahogany Bay offers an exceptional blend of luxury, safety, comfort, and FAMILY ORIENTATED design just steps from the lake on a PRIVATE CUL-DU-SAC and community amenities. With DIRECT ACCESS TO WEST BEACH through the backyard pathway, this location is ideal for young and growing families. This beautifully upgraded estate home provides expansive indoor and outdoor living space, refined finishes, and thoughtfully curated design elements throughout, all set on a generous lot with a TRIPLE CAR GARAGE. At the heart of the home is the impressive chef's kitchen, EQUIPPED WITH TWO REFRIGERATORS, DOUBLE OVENS, premium stainless steel appliances, a pot filler, gas stove, dishwasher, a microwave drawer, extensive cabinetry, and a layout perfect for seamless entertaining along with a DECK DIRECTLY ADJACENT TO THE KITCHEN - PERFECT FOR GRILLING. An elegant dining area and inviting great room—enhanced with a built-in sound system and custom window coverings—create a warm atmosphere suited to both gatherings and quiet evenings. Year-round comfort is elevated by AN AIR CONDITIONER, TWO FURNACES, and a BRAND-NEW 75-GALLON WATER HEATER, supported by a full water softener and filtration system. A dedicated office provides a peaceful workspace, while the upper level features well-designed bedrooms and a family-friendly floor plan complete with an upper-level laundry room. The spacious bonus room can function as an additional bedroom or as flexible recreation space. The FULLY FINISHED BASEMENT expands the home's versatility with generous entertainment areas, AN INFARED SAUNA and plenty of room for

fitness or hobbies. Outdoor living is elevated with an expansive deck created for relaxation and connection. TWO GAS BBQ HOOKUPS, IRRIGATION SYSTEM, children's playset, and beautifully landscaped PRIVATE yard make the backyard a welcoming retreat. Located in Mahogany—one of Calgary's most celebrated lake communities—residents enjoy a vibrant, family-oriented lifestyle centered around recreation and natural beauty. The community offers TWO PRIVATE BEACHES, a 63-ACRE FRESHWATER LAKE, and more than 20 KM OF SCENIC PATHWAYS ideal for walking, biking, and year-round outdoor activity. With exceptional craftsmanship, rare upgrades, and a highly sought-after setting, 151 Mahogany Bay delivers a refined and welcoming lifestyle. This is an ideal retreat for families seeking space, comfort, and elevated living. Don't miss your opportunity—book your private showing today!