



**401 Mahogany Court SE  
Calgary, Alberta**

**MLS # A2284149**



**\$850,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,370 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Stove x2, Dishwasher x 2, Fridge X 2, Washer X 2, Dryer X2, Hood Fan, Microwave Hood Fan

Welcome to this exceptional family residence in the sought-after lake community of Mahogany, perfectly positioned on a quiet street backing onto open green space with no rear neighbours. Offering just under 3,200 sq. ft. of fully developed living space, this beautifully appointed 6-bedroom, 3.5 bathroom home delivers the ideal balance of functionality, comfort, and refined design. Enjoy a prime location just minutes from 52 Street and Stoney Trail, and within a short walk to West Beach, Mahogany’s main shopping district, and the amenities, dining, and boutiques of Westman Village. The main level welcomes you with a spacious foyer and a bright front office featuring custom California Closets—perfect for working from home. The heart of the home is the chef-inspired kitchen, showcasing ceiling-height cabinetry, granite countertops, a walk-through pantry, a large eat-up island, and an abundance of prep and storage space. A sun-filled dining area seamlessly connects to the cozy family room, complete with a gas fireplace, creating a warm and inviting atmosphere for everyday living and entertaining. Upstairs, the primary retreat offers stunning mountain views, a spa-like 5-piece ensuite with his and her sinks, a soaking tub, walk-in shower, and an oversized walk-in closet. Three additional bedrooms, a full 4-piece bathroom, a generous bonus room with oversized windows, a sunny flex nook, and a well-equipped laundry room complete this level. The fully finished legal basement suite provides excellent versatility for extended family, guests, or potential rental income. With its own separate entrance, it features a modern kitchen, separate laundry, two spacious bedrooms, a 4-piece bathroom, and a comfortable living area. Step outside to a private backyard oasis with a cedar deck and open green space behind—ideal for summer gatherings or

quiet relaxation. The oversized double garage includes custom shelving and a built-in Level 2 EV charger, while the extended driveway accommodates up to three additional vehicles. Additional highlights include central air conditioning, 9-foot ceilings, gas lines on both the main and basement levels, Kinetico water softener, Hunter Douglas blinds with lifetime warranty, and a Smart Home system with thermostats on each level. Move-in ready and impeccably maintained, this outstanding home offers space, style, and an unbeatable location in one of Calgary's most desirable lake communities.