



**151 Mahogany Bay SE
Calgary, Alberta**

MLS # A2287314



\$1,500,000

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

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. This home is located just steps from the lake on a PRIVATE CUL-DU-SAC with close proximity to 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. The property is set on a generous lot and includes a TRIPLE CAR GARAGE. At the heart of the home is an impressive chef's kitchen that is EQUIPPED WITH TWO REFRIGERATORS, DOUBLE OVENS, premium stainless steel appliances, a pot filler, gas stove, dishwasher, and a microwave drawer. Extensive cabinetry and a layout designed for seamless entertaining make this space both functional and inviting. A DECK DIRECTLY ADJACENT TO THE KITCHEN - PERFECT FOR GRILLING enhances everyday living and hosting. An elegant dining area and inviting great room, enhanced with a built-in sound system and custom window coverings, create a warm atmosphere suitable for gatherings and quiet evenings alike. Year-round comfort is supported by AN AIR CONDITIONER, TWO FURNACES, and a BRAND-NEW 75-GALLON WATER HEATER, along with a full water softener and filtration system. A dedicated office provides a peaceful and functional workspace. The upper level features well-designed bedrooms and a family-friendly floor plan that includes an upper-level laundry room. The spacious bonus room offers flexibility and can function as an additional bedroom or recreation space. The FULLY FINISHED BASEMENT further expands the

home's versatility with generous entertainment areas, AN INFARED SAUNA, and ample room for fitness or hobbies. Outdoor living is elevated with an expansive deck designed for relaxation and connection. TWO GAS BBQ HOOKUPS, an IRRIGATION SYSTEM, a children's playset, and a beautifully landscaped PRIVATE yard make the backyard a welcoming retreat for all ages. 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 activities. With exceptional craftsmanship, rare upgrades, and a highly sought-after setting, 151 Mahogany Bay delivers a refined and welcoming lifestyle. This home is an ideal retreat for families seeking space, comfort, and elevated living. Don't miss your opportunity—book your private showing today.