



117 Mahogany Place SE
Calgary, Alberta

MLS # A2295297



\$1,249,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,498 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: TV Wall Mounts, Electric Fireplace & Remote

Welcome to 117 Mahogany Place. This home offers an exceptional opportunity to own a truly refined property in one of Calgary's most sought after lake communities. This stunning 4 bedroom, 4 bathroom custom built Baywest home is being offered for sale for the very first time by its original owners and showcases pride of ownership and meticulous care throughout. Designed with both elegance and functionality in mind, the main floor features a beautifully designed layout with a large dedicated office ideal for working from home, a functional kitchen with a walkthrough pantry, and a breathtaking living space anchored by a floor to ceiling gas fireplace. Expansive windows flood the home with natural light, creating a warm and sophisticated atmosphere, while added UV window film helps preserve interior finishes without compromising brightness. Upstairs offers three generously sized bedrooms and a large bonus room that provide comfort and privacy for the whole family, along with air conditioning to ensure year round comfort. The fully finished walkout basement is complete with a full bathroom, a large bedroom, a second fireplace, and a stunning custom built bar, creating an ideal space for entertaining or relaxing. Outdoors, enjoy a private backyard oasis that offers tranquility, privacy, and seamless indoor outdoor living, perfect for morning coffee or summer evenings with friends. Adding to the appeal, this home includes semi private lake access, allowing you to enjoy Mahogany's four season lifestyle from sunny beach days to winter skating. Located on a quiet cul de sac with a short 7 minute walk to Mahogany Public School and a 9 minute walk to Divine Mercy Catholic School, and with all amenities nearby, this centrally located property is a rare opportunity not to be missed.