



**310 Mahogany Manor SE
Calgary, Alberta**

MLS # A2298579



\$1,175,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,866 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Rectangular Lot		

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

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: TV mounts

Some homes check the boxes—this one raises the bar. Perfectly positioned on a corner lot in Mahogany, this property delivers a polished blend of upscale design and everyday livability, all just steps from private lake access and the community’s sought-after amenities. The main floor sets the tone with a bright, open layout that feels both refined and welcoming. Durable laminate flooring runs throughout, guiding you into a beautifully appointed kitchen that anchors the space. Designed with both form and function in mind, it features granite countertops, an oversized island ideal for gathering, crisp white cabinetry, and a full stainless steel appliance package. Whether you’re hosting a dinner party or managing a busy weekday, this kitchen handles it all with ease. The adjoining dining area offers a more formal setting for meals, while the living room invites you to unwind with its eye-catching stone-surround fireplace—equal parts cozy and stylish. A convenient main-floor office with french doors is perfect for working from home, doing homework, or providing an additional flex space. Upstairs, the layout is tailored for modern family life. Four generously sized bedrooms provide plenty of flexibility, anchored by a well-appointed primary retreat complete with a spacious walk-in closet and a spa-inspired ensuite. The bonus room adds another layer of versatility—perfect for movie nights, a kids’ play zone, or a quiet workspace. Practicality hasn’t been overlooked either, with a fully equipped laundry room featuring a sink and ample cabinetry to keep everything organized and within reach. Downstairs, the fully finished basement expands your living options even further. With 9-foot ceilings and oversized windows, the space feels open and bright—far from your typical lower level. A fifth bedroom and full

bathroom make it ideal for guests or extended family, while the thoughtfully designed wet bar—complete with a full-sized fridge, dishwasher, and its own laundry hookup—creates excellent potential for a semi-independent living setup. Comfort is dialed in year-round thanks to central air conditioning, dual furnaces, and energy-efficient triple-pane windows. Outside, the south-facing backyard is designed for low-maintenance enjoyment, featuring a large deck that's perfect for summer evenings and a mature, landscaped setting that offers both privacy and a sense of calm. A unique highlight here is the semi-private lake access via a residents-only gate, connecting you to a shared dock just a short stroll away—an uncommon perk that truly elevates the lifestyle. Wrapped into one of Calgary's most desirable lake communities, you're minutes from everything—shopping, restaurants, South Health Campus, the YMCA, and quick routes via Stoney Trail. It's a location that works as hard as the home itself. Well-built, well-located, and thoughtfully upgraded—this is Mahogany living done right.