



**490 Mahogany Manor SE
Calgary, Alberta**

MLS # A2299338



\$939,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,508 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Built-in Ceiling Speakers, Pioneer Sound System in Basement		

Welcome to 490 Mahogany Manor SE, an elegantly designed residence ideally situated just moments from both schools in the established community of Mahogany Waters. Residents enjoy private access to a shared dock and picnic area, offering a refined balance of comfort, lifestyle, and everyday practicality. The bright and inviting main floor features a thoughtfully planned open-concept layout that seamlessly connects the kitchen, dining, and living spaces. The spacious living room creates a warm and sophisticated setting for both relaxing and entertaining, while large windows fill the home with abundant natural light. The contemporary kitchen is beautifully appointed with extensive cabinetry, generous counter space, and a central island that enhances both meal preparation and hosting. The adjacent dining area provides ample room for family gatherings and intimate dinners. This level also includes a versatile den that functions perfectly as a home office or study, a stylish two-piece powder room, and a well-designed mudroom with direct access to the attached garage, ensuring daily routines remain organized and efficient. From the main living area, step onto the bi-level deck, an ideal setting for summer barbecues or quiet outdoor relaxation. Upstairs, the carefully designed upper level offers spacious bedrooms and comfortable living areas for the entire family. The primary suite serves as a peaceful retreat, easily accommodating a king-size bed and additional furnishings, and is complemented by a walk-in closet and an elegantly finished ensuite. The additional bedrooms provide flexibility for children, guests, or a dedicated workspace, while a full bathroom and convenient upper-level laundry enhance everyday functionality. The fully finished basement further expands the living space and provides exceptional versatility for modern family living. This level

features a generous recreation area well suited for a media room, games area, or additional family lounge. Whether used for entertaining, relaxing, or creating a dedicated fitness or hobby space, the lower level adds valuable square footage while maintaining practical storage options. Located in the heart of Mahogany, one of Calgary's most desirable lake communities, this home offers an exceptional lifestyle. Residents enjoy access to Mahogany Lake, a stunning 63-acre freshwater lake featuring private beaches and year-round recreation including swimming, paddleboarding, skating, and more. The surrounding community offers an extensive network of parks, pathways, and natural wetlands, creating beautiful settings for walking, jogging, or cycling. Mahogany also includes over 265 acres of open space, 22 kilometres of pathways, a private Beach Club, playgrounds, sports courts, and vibrant retail areas with shops, restaurants, and everyday conveniences. With schools, parks, shopping, and South Health Campus nearby, this property offers not just a home, but a refined four-season lake community lifestyle.