



**278 Mahogany Manor SE  
Calgary, Alberta**

**MLS # A2127013**



**\$2,750,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,352 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Lake, Landscaped, Waterfront		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** Fridge/Freezer Drawer (Butler Pantry), TV Mounts-all, Office Cabinet & Desk, Garage Cabinets, Microwave/Dishwasher/Fridge in Bedroom above Garage, Dishwasher/Fridge/Microwave in Basement, Washer/Dryer in basement, Playhouse, Outdoor BBQ/Outdoor Fridge, AV Rack & Components, Speakers-Ceiling, Projector, Window Coverings, Murphy Bed in basement bedroom

Nestled in the coveted SE lake community of Mahogany, this exquisite lakefront estate offers the ultimate blend of elegance, comfort, and natural beauty. With over 5,600 square feet of developed living space, 6 bedrooms, and a host of exceptional features, this home is a true masterpiece. As you step inside, you'll be captivated by the thoughtful design and meticulous attention to detail. The main floor boasts hardwood floors and a central dining room adorned with a coffered ceiling. The heart of this home is the chef's kitchen, featuring a large central island with granite counters and a stunning waterfall edge. High-end appliances, including a gas range, built-in fridge, double wall ovens, and a butler's pantry with refrigerated drawers, make this kitchen a culinary dream. The living room, complete with a cozy gas fireplace, flows seamlessly into the breakfast nook, where beautiful wallpaper accents and large windows frame breathtaking views of the lake. The main floor office is a serene workspace with sliding glass doors leading to the rear deck. Upstairs, the primary bedroom is a true sanctuary with a two-way fireplace, dual walk-in closets, and a spa-like ensuite. Relax in the deep soaker tub or enjoy the glass and tile shower. There are 3 additional bedrooms including a beautiful suite above the garage, complete with a 4-piece ensuite, fridge, dishwasher, microwave, and a double-sided gas fireplace. It's the perfect space for guests or extended family members. This level also has a bonus room, an additional 4pc bathroom, & a large laundry room with built-in storage cabinets. The walkout basement is an entertainer's paradise, featuring a spacious bar area with granite counters, a full-sized fridge, microwave, and dishwasher. The large rec room is warmed by yet another fireplace. A 2nd laundry room, plus two additional bedrooms and a three-piece bathroom provide ample

space for guests or family. Step outside to your professionally landscaped backyard, with a large stone patio, lush grass, and beautiful shrubs. The kids will adore the custom-built playhouse, and the private dock provides easy access for paddleboarding and swimming. With a 3-car garage and a large driveway, there's plenty of room for your vehicles. Every inch of this home reflects the quality, craftsmanship, and luxury you deserve. This is more than a home; it's a lifestyle. Don't miss your chance to make it yours. Contact us today to schedule your private showing and experience lakefront living at its finest.