



**318 Mahogany Manor SE  
Calgary, Alberta**

**MLS # A2167087**



**\$985,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,536 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** None

WELCOME TO YOUR DREAM HOME! This BEAUTIFUL 3 BEDROOM ESTATE BUNGALOW with DOUBLE ATTACHED GARAGE and FULLY FINISHED BASEMENT boasts over 2,900 square feet of developed living space, offering the perfect blend of luxury and comfort. Nestled in the prestigious Waters of Mahogany, this AIR CONDITIONED home is designed for modern living. Step inside to discover an OPEN CONCEPT MAIN FLOOR, accented by HIGH CEILINGS, hardwood floors, and large windows that fill the space with natural light. The main floor features a front office, a spacious dining room, and a cozy living room with fireplace, making it ideal for both relaxation and entertaining. The chef’s kitchen is a culinary delight, complete with a WALKTHROUGH PANTRY, UPGRADED STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, a LARGE ISLAND, GAS COOKTOP, and BUILT-IN OVEN and MICROWAVE. Retreat to the primary bedroom on the main floor, which offers a SPACIOUS 5 PIECE ENSUITE and a GENEROUS WALK-IN CLOSET. The FULLY DEVELOPED BASEMENT is perfect for family gatherings, featuring a huge recreation room, two additional large bedrooms, and a 4-piece bathroom, along with ample storage and utility rooms. Enjoy the LOW MAINTENANCE LANDSCAPING, fully fenced backyard, complete with a LARGE DECK perfect for entertaining guests or enjoying quiet evenings outdoors. With SEMI-PRIVATE LAKE ACCESS, you’ll relish the upscale lifestyle that comes with living in the Waters of Mahogany. This PREMIER LAKE COMMUNITY offers a wealth of amenities, including schools, parks, playgrounds, shopping, and fine dining—all just a stone’s throw away. Don’t miss your chance to call this exquisite property home! SCHEDULE A VIEWING TODAY!