226 Mahogany Manor SE
Calgary, Alberta

MLS # A2179908

$2,399,900

Division:	Mahogany
Type:	Residential/House
Style:	2 Storey
Size:	3,680 sq.ft.
Age:	2012 (12 yrs old)
Beds:	3
Baths:	3 full / 1 half
Garage:	Heated Garage, Insulated, Triple Garage Attached
Lot Size:	0.18 Acre
Lot Feat:	Back Yard, Lake, No Neighbours Behind, Landscaped, Underground Sprinkle

Heating:	In Floor, Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Walk-Out To Grade	**LLD:**	-
Exterior:	Stone, Stucco	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Smart Home, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: All appliances, TV's & mounts, furniture, area rugs, artwork, decorations, patio furnishings, home automation components, security system components. *All goods included are as-is

Welcome to luxury lakefront living in Mahogany! This stunning former showhome by Calbridge Homes offers over 5,000 square feet of meticulously designed living space. Nestled on Mahogany Lake, this south-facing residence boasts a private dock and exudes modern rustic charm. Fully furnished with high-end finishings and decor, it's ready for you to move in and enjoy. Step into the grand entrance and be welcomed by an open-concept layout adorned with hardwood flooring throughout. The gourmet kitchen features a large island with stone countertops and a breakfast bar, complemented by a top of the line stainless steel appliance package. This includes two built-in refrigerators, a convection wall oven & microwave, gas cook top, hood fan with warming lamps, and ample cabinetry with built-in lighting. The living area is a masterpiece with its 15' ceiling, accent wall, torch-style gas fireplace, and full-height windows that provide an abundance of natural light. Enjoy dining in a comfortable area with access to a wrap-around deck complete with a built-in Napoleon BBQ and spiral staircase. The main level also includes an office with a sliding barn door, a 2 piece bath, and a mudroom with access to the triple car garage with heated floor. Ascend the open riser staircase to discover two skylights illuminating the hallway. The luxurious primary bedroom features a private balcony overlooking the lake, a spa-like ensuite with a tempered glass & tile shower with steam function, a free-standing tub, and a spacious walk-in closet. The upper level also includes a bonus room with a large window, laundry room with sink & built-in storage, two additional spacious bedrooms, and a 4-piece bathroom. The fully finished walk-out basement is designed for entertainment, featuring a cozy family room, games area with wet bar, patio foyer with wet bar, and a recreation

room with interior slider doors. This level also includes a bathroom with laundry and a separate shower for rinsing off after a swim, a storage room with built-in shelving, and in-floor heating for added comfort. Walk out to the professionally landscaped backyard with covered concrete patio and deck leading to your private dock.   Additional features include Gemstone customizable exterior LED lighting, central air conditioning, irrigation system, security system, home automation system, and more. Located in Mahogany, one of Calgary’s premier lake communities, you’ll have access to a wealth of amenities. Enjoy the Mahogany Beach Club, extensive parks, walking trails, and top-rated schools. The community center offers fitness facilities, meeting rooms, and year-round events. With a variety of dining and shopping options nearby, Mahogany combines serene lakeside living with urban convenience. This exquisite property is fully furnished, ensuring you can start enjoying the luxurious lifestyle it offers from day one. Don’t hesitate to experience the unparalleled beauty and luxury of this Mahogany lakefront home.