

\$945,000 - 12 Mahogany Manor Se, Calgary

MLS® #A2079085

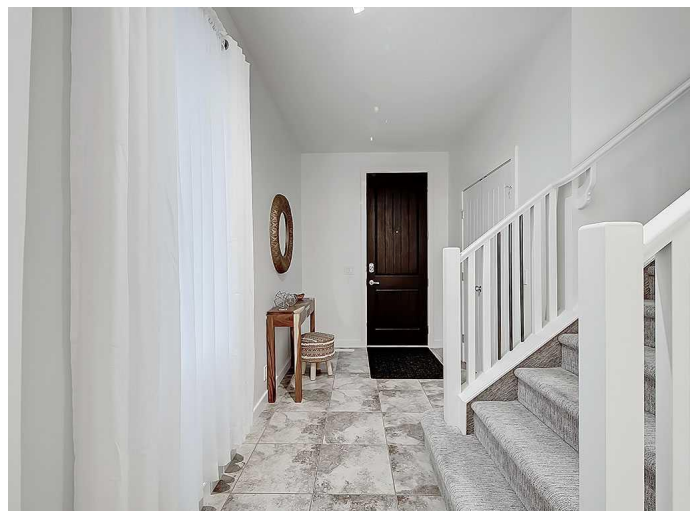
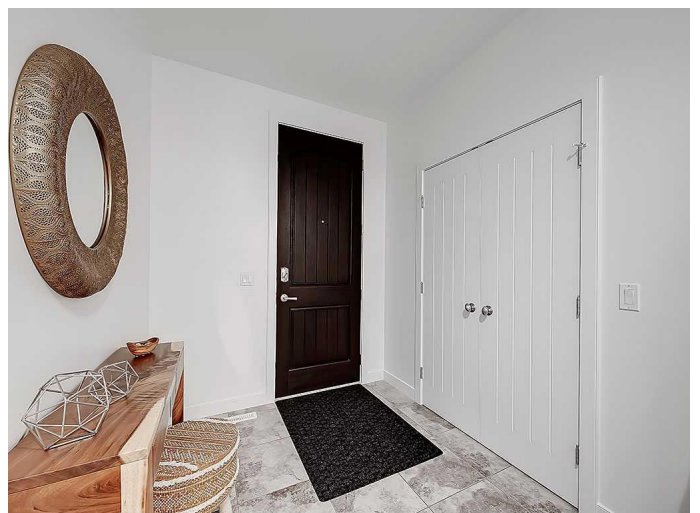
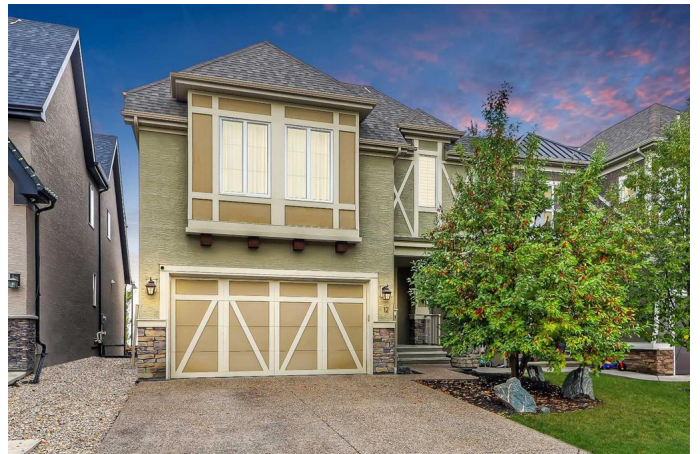
\$945,000

6 Bedroom, 4.00 Bathroom, 2,530 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Now available Mahogany – an elite enclave that offers not merely a residence but a refined lifestyle featuring 6 BEDROOMS! Boasting PRIVATE BEACH & LAKE ACCESS SOLELY FOR ESTATE OWNERS, this sanctuary within the city is crafted by the esteemed Calbridge Homes. As you approach via a meticulously landscaped exposed aggregate driveway, you'll sense the elevated lifestyle that awaits. This home has been EXTENSIVELY UPGRADED including but not limited to \$10,000 for Epoxy garage, paint and finishings, NEW carpets up and down, \$30,000 FULLY Renovated basement, \$30,000 for brand new entire paint and \$5000 on NEW window treatments. Stepping inside, you'll be ensconced in a sprawling 3,400+ sqft of impeccably designed living space. The lustrous hardwood floors guide you through a flexible main floor layout, leading to a gas fireplace in the living room that imports a touch of cozy sophistication. The culinary center of this home is nothing short of a gourmet's dream – a chef's kitchen with a grand granite island, complemented by state-of-the-art stainless steel appliances, & an intelligently designed walk-through pantry. The dining area connects to a spacious deck that offers views of a cedar-enclosed yard, creating an ideal setting for outdoor meals and stargazing, complete with a gas line for you BBQs. Next to the kitchen, there's a MAIN FLOOR OFFICE with sliding doors, ensuring you can take your Zoom calls in peace & privacy. On the upper



level, your owner's suite is a secluded sanctuary with vaulted ceilings & a five-piece, spa-caliber ensuite that boasts a soaking tub and double vanities. Opposite the owner's suite, three additional bedrooms & a shared upscale four-piece bathroom make this home ideal for a discerning family or privileged guests. Also on the upper level is an oversized laundry room with high-end steam washer and dryer. The lower level is currently conceptualized as an elite fitness arena, this adaptable space features an integrated ceiling sound system & serves as a versatile workout zone. Along with two additional bedrooms & a full bathroom, the area offers endless potential for a variety of uses—from a world-class home office to a private screening or theatre room. When it comes to modern conveniences - this residence lacks nothing. Hunter Douglas window coverings, centralized AC, twin high-efficiency furnaces, a cutting-edge Kinetico water softener system, & a tankless hot water setup are only the beginning. For those requiring seamless & rapid digital connectivity, the home is equipped with Fiber Optic to the Home (FTTH) technology. EASY ACCESS in and out of Mahogany unlike most homes in this community! 2 min walk to schools! This home is TURN KEY and ready to be yours!

Built in 2011

Essential Information

MLS® #	A2079085
Price	\$945,000
Sold Price	\$935,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,530

Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12 Mahogany Manor Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0Y3

Amenities

Amenities	Beach Access, Clubhouse, Party Room, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Insulated

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, See Remarks, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle

Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2023
Date Sold	November 5th, 2023
Days on Market	59
Zoning	R-1
HOA Fees	845.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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