

\$799,900 - 40 Mahogany Manor Se, Calgary

MLS® #A2080435

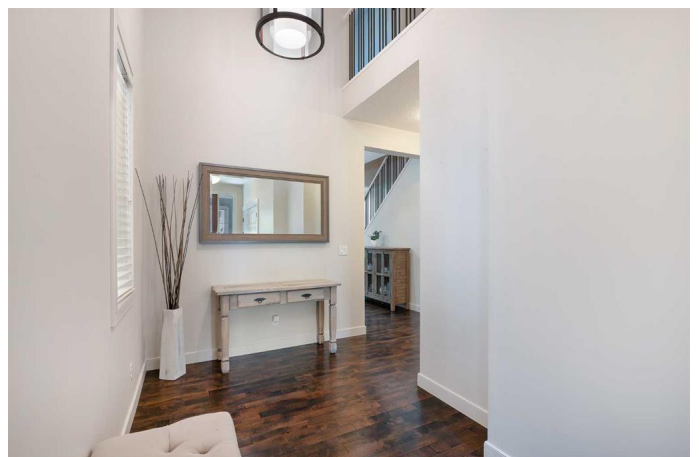
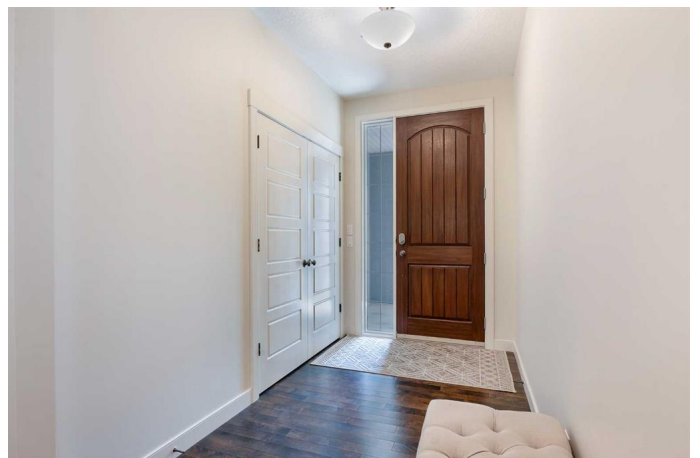
\$799,900

3 Bedroom, 4.00 Bathroom, 2,402 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Nestled in the heart of the family-friendly Mahogany community, this exquisite 3-bedroom residence offers an expansive 3,400 square feet of luxurious living space. Every detail of the main level has been meticulously renovated to create a captivating atmosphere, highlighted by fresh paint, gleaming hardwood floors, soaring ceilings, and modern, eye-catching light fixtures. The feel of this home is immediately apparent upon entering the living room, which features a vaulted ceiling and a striking feature wall with an inset fireplace. The spacious dining area is perfect for hosting large gatherings, while the brand-new kitchen is a culinary masterpiece, adorned with pristine quartz countertops, a stylish backsplash, a convenient island with an eating bar, elegant white cabinetry, a walk-in pantry, and a stainless steel appliance package. The main level also boasts a private den/office with custom-built shelving, ideal for a home office setup, and a thoughtfully designed 2-piece powder room adds to the overall convenience. Ascend the central staircase to discover the second level, where you'll find a versatile bonus room, perfect as a play area for kids, three inviting bedrooms, a tastefully designed 4-piece bath, and a dedicated laundry room for added functionality. The primary bedroom is a sanctuary of comfort, featuring a vaulted ceiling, a cozy sitting area, a generous walk-in closet, and a private 5-piece ensuite bathroom with dual sinks, a luxurious soaker tub, and a



separate shower. The fully developed basement provides the ultimate space for entertainment, whether it's game night or movie night. Revel in a spacious recreation/media room complete with a convenient wet bar. Additionally, a flexible space, currently utilized as a home gym, can effortlessly be transformed into a fourth bedroom with the addition of a simple wall and door. A 4-piece bath and a separate steam room add the finishing touches to this lower level. Other notable features include central air conditioning and low-maintenance landscaping with an efficient irrigation system. The backyard offers a delightful deck and a spacious patio area, creating a picturesque setting for outdoor entertaining and relaxation. Residents of this remarkable home will also benefit from quick and easy access to a plethora of amenities, including the easy lake access with a fancy gate on the street that is a short cut to the lake & beach. Other access includes clubhouse, schools, shopping centers, public transit, Stoney Trail, and 52nd Street, ensuring a convenient and vibrant lifestyle for all.

Built in 2012

Essential Information

MLS® #	A2080435
Price	\$799,900
Sold Price	\$780,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,402
Acres	0.10
Year Built	2012
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	40 Mahogany Manor Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0Y3

Amenities

Amenities	Clubhouse, Park, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2023
Date Sold	October 25th, 2023
Days on Market	42
Zoning	R-1
HOA Fees	758.00
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX REAL ESTATE (CENTRAL)

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