

\$1,224,900 - 249 Mahogany Manor Se, Calgary

MLS® #A2112861

\$1,224,900

4 Bedroom, 4.00 Bathroom, 2,797 sqft

Residential on 0.16 Acres

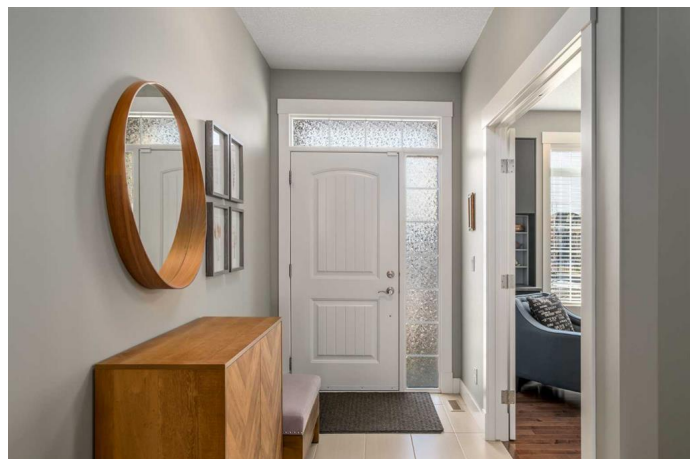
Mahogany, Calgary, Alberta

Welcome to your dream home in "The Waters" of Mahogany, where luxury living meets lakeside charm! This jaw-dropping residence, boasting nearly 2800 square feet above grade, sits pretty on a serene street, with direct access to green space and your own semi-private dock.

As you step inside, get ready to be wowed! To your left, we've got a sleek front den decked out with French doors and savvy built-ins, perfect for crushing those work goals or sealing the deal in style. Keep strolling, and you'll hit the pièce de résistance – the formal dining room dripping in elegance, thanks to its show-stopping coffered ceilings. This is where you'll want to wine and dine your guests in true class.

But hold onto your hats, folks, 'cause the real magic happens at the back of the house! Picture this: soaring cathedral-style ceilings in the living room and breakfast nook, reaching for the sky at 19 feet high. And those windows? They're practically begging for sunlight to flood in, bathing the space in natural light and giving off those good vibes. Plus, we've got a two-sided fireplace to keep things cozy on those chilly nights – talk about the ultimate ambiance!

And let's talk about that kitchen, shall we? It's a chef's playground, with chic white cabinets, a sleek dark island, and granite countertops that



tie it all together in gourmet perfection. Fire up that gas cooktop, pop open a bottle from the separate beverage cooler, and get ready to whip up some culinary masterpieces. Oh, and did I mention the butler bar? Yeah, it's there to keep the party going, my friends.

Head on up to the second floor, and you'll find yourself in a sun-soaked bonus room that's just waiting for your personal touch. Down the hall, the oversized primary bedroom is a sanctuary in itself, complete with a spa-inspired bathroom and a closet so big, you could practically fit a small army of shoes in there. Two more bedrooms and a convenient upper floor laundry round out this level, making life just a little sweeter.

But wait, there's more! Downstairs, the walkout basement is anything but your typical basement. With walls of windows letting in that glorious sunlight, a massive rec room for all your entertainment needs, and a quiet fourth bedroom and bathroom tucked away for when you need a little R&R – it's the ultimate retreat.

Located in the picturesque community of Mahogany, you'll have access to everything you need right at your fingertips – from the lake and wetlands to top-rated restaurants and coffee shops. Don't miss out on your chance to call this incredible property home. Schedule your private viewing today and let's make your real estate dreams a reality!Â

Built in 2014

Essential Information

MLS® #	A2112861
Price	\$1,224,900
Sold Price	\$1,200,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,797
Acres	0.16
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	249 Mahogany Manor Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1N9

Amenities

Amenities	Recreation Facilities
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Corner Lot, Few Trees, Landscaped, Street Lighting, Pie Shaped Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	June 7th, 2024
Days on Market	92
Zoning	R-1
HOA Fees	926.29
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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