\$1,099,900 - 310 Mahogany Manor Se, Calgary

MLS® #A2113342

\$1,099,900

5 Bedroom, 4.00 Bathroom, 2,857 sqft Residential on 0.13 Acres

Mahogany, Calgary, Alberta

LUXURIOUS LAKESIDE LIVING: STUNNING 5-BEDROOM ESTATE HOME**

Welcome to the epitome of lakeside luxury living in the prestigious Mahogany community! This phenomenal Morrison-built two-storey home sits proudly on a large corner lot, offering unparalleled elegance and comfort. Boasting private lake access and a prime location within walking distance of the exclusive community amenities, this home is a dream come true for families seeking the ultimate in convenience and outdoor enjoyment.

IMPRESSIVE INTERIOR FEATURES:

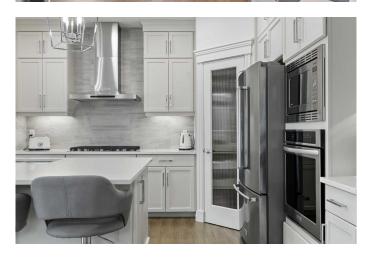
As you step inside, you'll be greeted by natural laminate flooring throughout the main floor, providing a light and modern feel to the home. The heart of the home is the gourmet kitchen, featuring granite countertops, modern cabinetry, a huge island, and top-of-the-line stainless steel appliances. Entertain guests in the elegant dining area or gather around the fireplace with a stunning stone surround in the cozy living room.

SPECTACULAR BEDROOMS AND ENTERTAINMENT SPACES:

Upstairs, discover a total of four generously sized bedrooms, including the lavish master suite complete with a luxurious ensuite and







walk-in closet. A spacious bonus room offers additional living space for relaxation or play. The upper level also features a conveniently located laundry room with a sink and upper cabinets, making household chores a breeze.

ENERGY-EFFICIENT FEATURES:

This home boasts triple-pane windows, central AC, and dual furnaces, ensuring energy efficiency and comfort year-round. Custom closet organizers and modern blinds throughout add a touch of sophistication to every room.

FINISHED BASEMENT RETREAT:

The fully finished basement boasts 9' ceilings and oversized windows, creating a bright and inviting space for additional living or entertaining. Discover a fifth bedroom, a full bathroom, and a wet bar area with a full-sized refrigerator and dishwasher. Plus, there's a washer/dryer hookup in the basement, perfect for accommodating multigenerational family living.

OUTDOOR OASIS:

Step outside to your own private paradise, complete with a beautifully landscaped yard featuring dozens of shrubs and trees. Enjoy sunny days on the large maintenance-free deck, perfect for alfresco dining or lounging in the sun. With its south-facing orientation, this backyard retreat is an ideal setting for outdoor gatherings and relaxation. Indulge in semi-private lake access just moments away through the residents-only gate leading to a shared dock.

NEARBY AMENITIES:

Experience the ultimate Mahogany lifestyle

with nearby amenities including dining, shopping, schools, parks, and the Main Beach Club and West Beach.

SCHEDULE YOUR PRIVATE WALKTHROUGH TODAY:

Don't miss this exceptional opportunity to call this stunning residence your own â€" schedule your private walkthrough today and experience the beauty and elegance of living in Mahogany!

Built in 2014

Essential Information

MLS® # A2113342
Price \$1,099,900
Sold Price \$1,100,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,857 Acres 0.13 Year Built 2014

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

Community Information

Address 310 Mahogany Manor Se

T3M 1X4

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta

Amenities

Postal Code

Amenities Beach Access, Boating, Clubhouse, Park, Party Room, Picnic Area,

Playground, Racquet Courts, Recreation Facilities, Recreation Room

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity,

Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage,

Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Cooktop, Oven-Built-In, Range Hood, Refrigerator, See Remarks,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape,

Landscaped, Level, Street Lighting

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 8th, 2024

Date Sold March 15th, 2024

Days on Market 7

Zoning R-1

HOA Fees 926.29

HOA Fees Freq. ANN

Listing Details

Listing Office Greater Property Group

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.