

# \$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 – 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 |
| Subdivision | Mahogany              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 1X4               |

**Amenities**

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| 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 |
|----------------|------------------------|

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