

\$1,199,900 - 239 Mahogany Landing Se, Calgary

MLS® #A2114501

\$1,199,900

4 Bedroom, 4.00 Bathroom, 2,755 sqft

Residential on 0.13 Acres

Mahogany, Calgary, Alberta

Lake living at its finest! A resort feel, from the friendly neighbors in the cul-de-sac to the year round lake just down the path of your finished walkout basement. The biggest lake in Calgary boasts fishing, swimming, SUP paddling, kayaking, skating and ice fishing in the winter!

Step inside your beautiful Morrison built home and you're greeted with the office, closet and half bath. A few steps in and your eye catches the endless windows and towering fireplace with vaulted ceilings in the living room and breakfast table area. Next you see your massive timeless kitchen with granite counter tops, stainless appliances and a butlers pantry to match! The formal open dining room has a bump out perfect for a serving hutch or kids workstation.

Upstairs, you'll find a beautifully setup theater room with a 3D projector and built in surround sound! All the controls are located in the basement in the built-in electronics tower. The master bedroom is huge, just like the ensuite with double sinks and a walk in closet that could double as a nursery. The second floor also has two bedrooms with nice size closets and a bathroom. The homeowners spent a great deal of time making the home run off of apps on their phones! The theater room controls, the Telus security system and TV programming, the Sonos system attached to every built-in speaker in the house (and also outside in the backyard), and even the front address sign. The professionally finished



basement was designed for play and function with open spaces for a home gym or play area, a nice bar with full size fridge, a huge spare room with over sized closet, and two storage rooms.

The heated garage with extra height was recently finished with overhead storage (hidden from street view) Not to mention hot and cold taps, plenty of shelving and a TV to catch the game! The eye-catching epoxy flooring is a game changer! The Gemstone Christmas lights show off your holiday and game day spirits year round, in both the front and back yard! The front yard and driveway faces south east and gets plenty of sun and is always the first one dry after rain or snow. The fully fenced backyard is a retreat in itself with a large fire pit and path to the common path just steps to the water and common dock. This property truly feels like a retreat, with the comfort of your own bed every night!

Fully landscaped with back yard access on both sides of the house and conveniently built in shed that houses all your gardening and lake toy needs.

Built in 2014

Essential Information

MLS® #	A2114501
Price	\$1,199,900
Sold Price	\$1,199,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,755
Acres	0.13
Year Built	2014
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	239 Mahogany Landing Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3m 1z4

Amenities

Amenities	Beach Access, Clubhouse, Picnic Area, Playground
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Recreation Facilities, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas, Living Room, Mantle, See Through
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Lawn, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 18th, 2024
Days on Market	4
Zoning	R-1
HOA Fees	926.29
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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