

# \$945,000 - 318 Mahogany Manor Se, Calgary

MLS® #A2187885

**\$945,000**

3 Bedroom, 3.00 Bathroom, 1,533 sqft  
Residential on 0.11 Acres

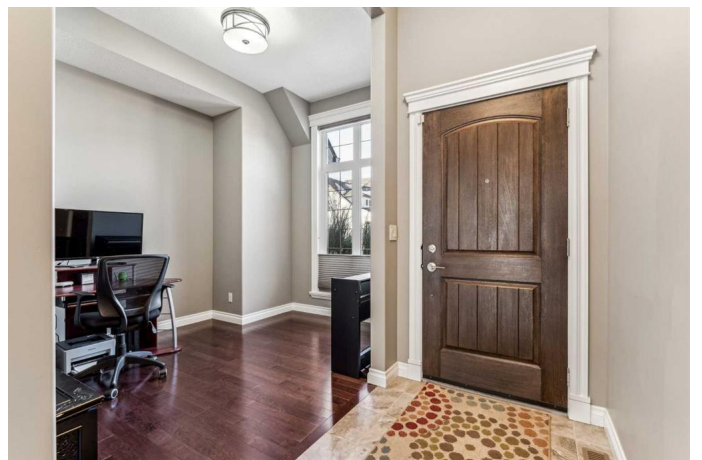
Mahogany, Calgary, Alberta

Welcome to this stunning executive bungalow in the sought-after community of Mahogany, where refined living meets exceptional comfort. This meticulously maintained home is designed for those who appreciate the finer things in life, offering a perfect blend of luxury, convenience, and a relaxed estate-style ambiance.

As you enter, you'll be greeted by a bright and spacious main floor with soaring ceilings, a skylight that floods the space with natural light, and neutral tones that create a calm and welcoming atmosphere. The living room features built-in speakers, allowing you to effortlessly enjoy your favourite tunes with just a tap on your phone. Automated shades provide added convenience, adjusting to your preferences with ease. The under-soffit Gem Lights offer a customizable mood, allowing you to choose the perfect hue for any occasion.

The main floor also includes a large primary bedroom with ample closet space and an elegant, spa-like ensuite. A second bathroom ensures comfort and convenience for guests or family.

Downstairs, the fully developed lower level provides a wealth of additional living space, with two generously sized bedrooms, a cozy TV area, and a roughed-in wet bar, perfect for entertaining. Storage space is abundant, and the home is equipped with a water softener for



added luxury.

The home's double garage includes an electric car plug-in service, catering to the modern homeowner's needs. Pride of ownership is evident throughout the home, which showcases careful attention to detail and superior craftsmanship.

Residents of Mahogany are treated to a picturesque lake, walking paths, and a wide array of amenities, ensuring there is always something to do or enjoy. Whether you're relaxing at home or exploring the community, this property offers the best of both worlds' creature comforts in an estate-style setting.

Don't miss the opportunity to make this exceptional home yours. It's not just a house; it's a lifestyle.

Built in 2015

### **Essential Information**

MLS® #	A2187885
Price	\$945,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,533
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address 318 Mahogany Manor Se

Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1X4

### **Amenities**

Amenities	Beach Access, Clubhouse, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s), Vinyl Windows, No Animal Home, No Smoking Home, Pantry, Skylight(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Built-In Oven, Range Hood, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Rectangular Lot, Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 17th, 2025
Days on Market	76
Zoning	R-G
HOA Fees	946

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.