

# \$2,300,000 - 111 Mahogany Bay Se, Calgary

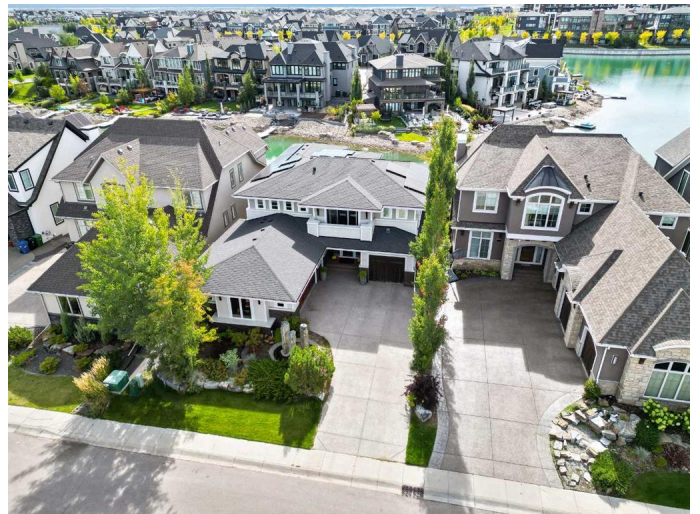
MLS® #A2201751

**\$2,300,000**

3 Bedroom, 4.00 Bathroom, 3,288 sqft  
Residential on 0.19 Acres

Mahogany, Calgary, Alberta

Welcome to this rare opportunity to own a breathtaking architectural masterpiece built by renowned Calbridge Homes on Calgary's largest lake community. This former lottery home was professionally designed and furnished not just to meet the needs of the modern family but to provide an absolutely elevated quality of life. This home is spacious, timeless, and unique. Be welcomed by stepping into the grand entryway that leads into the stunning open kitchen, living room and formal dining area. Expansive south facing windows and large partially covered deck provide picturesque lakefront views. The kitchen with custom crafted cabinetry, upgraded stone countertops and top of the line appliances comes with an additional butlers pantry with wine storage and additional full secondary pantry. From family gatherings to large scale events, entertaining of all kinds is a breeze. The main floor also offers an elevated office space, half bathroom and a large functional mudroom located off one of the 2 attached garages. The upper level continues to impress with a unique breezeway looking down into the kitchen and several skylights making it bright and welcoming. The luxurious primary suite is spectacular with a wall of windows, private sundeck the spectacular views of the lake and mountains. The ensuite bathroom offers a freestanding soaker tub, separate vanities, and large steam shower. The upper level consists of an additional 2 bedrooms with walk in closets, full bathroom,



large laundry room with sink and storage and large bonus room that was originally planned to be a 4th bedroom. In the beautiful walkout lower level you will find a well-appointed theatre room featuring tiered cinema-style seating and even fresh popcorn from the popcorn machine! There is a full bathroom, wet-room to house all your water sports equipment and a fitness studio. A recent upgrade was made adding a solar panel system making the home even more energy efficient and utility bills significantly lower. Outside you will find exceptional outdoor areas throughout the property, but of course being lakeside with your own private dock is the true draw. Right across from Mahogany Island, this location is as exclusive as you can get. Imagine being able to swim, fish, skate, kayak, and paddle board right from your own backyard. Beautiful views of the water will have you feeling like you are on vacation every day. This home is the epitome of move-in readiness as the furniture, carefully chosen for this home, is included. Luxury only begins to describe the life you can have here.

Built in 2013

### **Essential Information**

MLS® #	A2201751
Price	\$2,300,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,288
Acres	0.19
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 111 Mahogany Bay Se  
Subdivision Mahogany  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3M 0Y2

### Amenities

Amenities Beach Access  
Parking Spaces 5  
Parking Concrete Driveway, Front Drive, Heated Garage, Insulated, Oversized, Triple Garage Attached  
# of Garages 3  
Is Waterfront Yes  
Waterfront See Remarks, Waterfront

### Interior

Interior Features Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Recreation Facilities, Skylight(s), Soaking Tub, Stone Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Dry Bar  
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Balcony, BBQ gas line, Dock, Lighting  
Lot Description Cul-De-Sac, Lake, Landscaped, No Neighbours Behind, Underground Sprinklers, Views, Waterfront, Close to Clubhouse

Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	17
Zoning	R-G
HOA Fees	1164
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

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.