

# \$1,125,000 - 95 Mahogany Manor Se, Calgary

MLS® #A2261926

**\$1,125,000**

4 Bedroom, 3.00 Bathroom, 3,144 sqft

Residential on 0.12 Acres

Mahogany, Calgary, Alberta

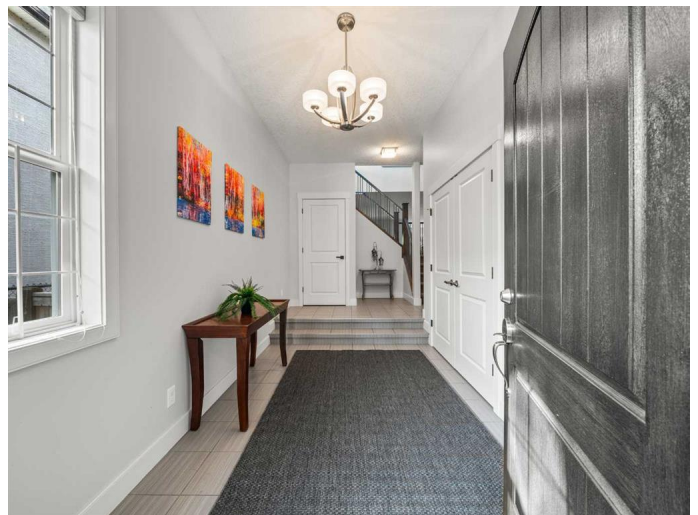
**\*\*OPEN HOUSE SATURDAY OCT 25th**

**11AM-2PM\*\*** Perfectly positioned directly

across from Mahogany's™ coveted West Beach gate and steps from a family park, this Baywest estate home blends size, luxury, and lifestyle in Calgary's™ most award-winning lake community. Offering almost 3,150 sq ft

and 4 bedrooms above grade, this property is designed for those who want space without compromise: oversized bedrooms, a bright bonus room wired with in-ceiling surround speakers and CAT5, and a stunning primary suite featuring a walk-in closet, spa-like ensuite with heated floors, and private retreat-like feel. Convenience is built in with an upper-level laundry room complete with sink, built-in cabinetry, and extra storage, making busy family life effortless. The main level combines functionality with sophistication: a chef's™ kitchen with wall oven, gas cooktop, updated stainless steel appliances, and a butler's™ pantry that doubles as a prep hub or barista-worthy coffee station, all flowing into the dining and living area complete with a warm fireplace as the centrepiece. A fantastic covered back patio with built-in BBQ line extends your living space outdoors for cozy summer nights. A dedicated main-floor office creates a true work-from-home solution.

Premium upgrades elevate every corner: Duette top-down/bottom-up blinds, smart lighting throughout, two furnaces with zoned A/C, a Vacuflow system, and a premium Kinetico water treatment system with water



softener, all supported by recently serviced mechanicals for peace of mind. The lower level, with high ceilings and a roughed-in fifth bedroom, is ready for your future vision; add a sixth bedroom and still have room to create a recreation haven. Outside, the oversized double garage with bump-out offers ample room for tools, bikes, or toys. Beyond the walls, Mahogany sets the stage for Calgary's best lifestyle: a 63-acre freshwater lake, private beaches, skating, swimming, paddleboarding, a 22,000 sq ft Beach Club, 22 km of pathways, wetlands, parks, schools, and vibrant shopping and dining. This isn't just a home—it's a statement of living well in Calgary's most complete community. Don't forget to check out the virtual tour and book your private viewing today! MUST SEE IN-PERSON to truly get a feel for the size!!

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261926    |
| Price          | \$1,125,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 3,144       |
| Acres          | 0.12        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 95 Mahogany Manor Se |
| Subdivision | Mahogany             |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 0Y2 |

### **Amenities**

|                |                                                                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Game Court Interior, Gazebo, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities |
| Parking Spaces | 4                                                                                                                                               |
| Parking        | Double Garage Attached                                                                                                                          |
| # of Garages   | 2                                                                                                                                               |

### **Interior**

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Walk-In Closet(s), Wired for Data, Wired for Sound                                                                      |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Purifier, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                       |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                     |
| Basement          | Full                                                                                                                                                                                    |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | BBQ gas line                         |
| Lot Description   | Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Composite Siding, Stucco, Wood Frame |
| Foundation        | Poured Concrete                      |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 23                |
| Zoning         | R-G               |
| HOA Fees       | 946               |
| HOA Fees Freq. | ANN               |

# Listing Details

Listing Office                      RE/MAX iRealty Innovations

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