

# \$1,075,000 - 244 Mahogany Bay Se, Calgary

MLS® #A2211468

**\$1,075,000**

5 Bedroom, 4.00 Bathroom, 2,806 sqft

Residential on 0.18 Acres

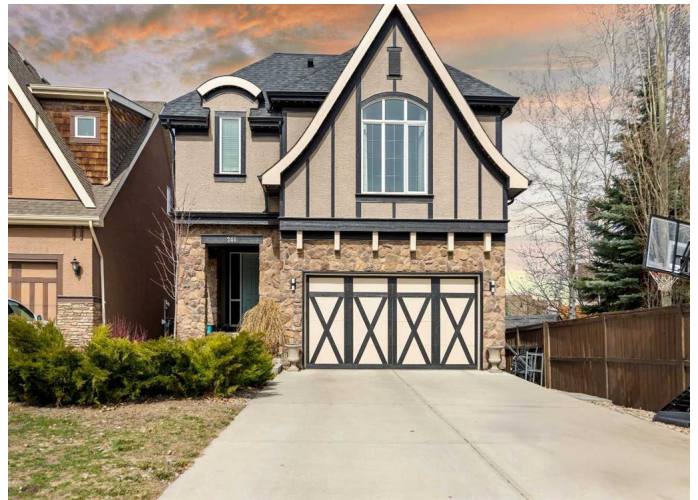
Mahogany, Calgary, Alberta

Just off Mahogany Manor lies a charming cul-de-sac with a strong sense of community â€“ MAHOGANY BAY. Only a few homes enjoy SEMI-PRIVATE LAKE ACCESS just steps from the front door. Itâ€™s a place where neighbors become friends, kids ride bikes until the streetlights come on, and every home is cared for with pride.

Set on a 200' LANDSCAPED LOT, this 5 BEDROOM, 3.5-bath CALBRIDGE built home offers over 3,600 sq ft of comfortable living space. Adorned with GEMSTONE lights and an EXTENDED DRIVEWAY, this home has exceptional curb appeal. Inside, the warm, open layout features 9â€™ ceilings on every level, with BUILT in SPEAKERS, AIR CONDITIONING, and ELEGANT 12x24 TILE flooring.

The chef-inspired kitchen includes a MASSIVE QUARTZ ISLAND, stainless steel appliances, CEILING-HEIGHT CUSTOM CABINETRY with crown molding, a walk-through BUTLER'S PANTRY, and a charming COFFERED CEILING. Itâ€™s a space made for morning coffee, family dinners, or baking with the kids. Wall-to-wall WINDOWS fill the main floor with natural light, while the dining area and living room with CUSTOM TILED gas fireplace make entertaining easy. A well-appointed office, powder room, and welcoming foyer complete this level.

Upstairs, the PRIMARY SUITE is a true RETREAT with a large walk-in closet and CHIC ENSUITE with SPA-INSPIRED features



including a freestanding SOAKER TUB, tiled shower, and dual sinks. There are THREE more bedrooms, a 4-piece bath, a spacious bonus room, and upper-floor laundry perfect for a growing family offering flexibility and convenience.

The PROFESSIONALLY FINISHED basement offers large egress windows, 9'™ ceilings, a generous FAMILY ROOM, WET BAR, 5th BEDROOM with walk-in closet, and full 4pc bath- perfect for guests, teens, or movie nights with friends!

Outside, the large private backyard was designed for making memories! Enjoy the patio under a CUSTOM BUILT PERGOLA, cozy up by the firepit, unwind in the HOT TUB, or host dinner on the deck with a gas BBQ hookup. The yard was thoughtfully designed and accented with Gemstone lighting, raised planter boxes, perennial beds, lawn, several mature trees and a fenced dog run adding both function and flair. And then there's the LAKE!! Just mere STEPS from your front door, is the SEMI-PRIVATE LAKE ACCESS to Mahogany's West Beach - stroll down the path to the sandy shores and live the laid-back lake life that makes Mahogany one of Calgary's most cherished communities. Add in numerous pathways, explore the wetlands, check out Market Square, Westman Village, and top-rated schools, quick access to Deerfoot and Stoney Trail - it's easy to see why this isn't just a home—it's a forever kind of place.

Check out the virtual tour, drone footage & floorplan, then call your favorite Realtor to book a showing today!

Built in 2011

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2211468    |
| Price  | \$1,075,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,806       |
| Acres          | 0.18        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 244 Mahogany Bay Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M0Y1              |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Beach Access                                                  |
| Parking Spaces | 6                                                             |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener |
| # of Garages   | 2                                                             |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, Kitchen Island, Pantry, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                |
| Fireplaces        | Gas, Great Room, Mantle, Tile                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                              |

Basement                      Finished, Full

**Exterior**

Exterior Features      BBQ gas line, Dog Run, Garden, Lighting, Private Yard  
Lot Description        Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Garden,  
                                 Landscaped, Lawn, Level, No Neighbours Behind, See Remarks, Sloped  
Roof                        Asphalt Shingle  
Construction           Composite Siding, Concrete  
Foundation              Poured Concrete

**Additional Information**

Date Listed              April 13th, 2025  
Days on Market        16  
Zoning                    R-G  
HOA Fees                901  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            MaxWell Canyon Creek

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.