\$895,000 - 52 Mahogany Heath Se, Calgary

MLS® #A2193023

\$895,000

4 Bedroom, 4.00 Bathroom, 2,294 sqft Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Welcome to the Mahogany Dream Home, a beautiful former show home just one block from Mahogany West Beach. This property offers over 3,100 square feet of beautifully designed living space, providing functionality, convenience, and a private backyard retreat in Calgaryâ€[™]s premier lake community. With Mahoganyâ€[™]s Plaza and Village just a short walk away, this home is perfectly situated in the community.

The open-concept main level has so much to offer, featuring a chefâ \in TMs kitchen with newly upgraded stainless steel appliances, a double island with granite counters, custom cabinetry, and a breakfast bar. A spacious walk-through pantry connects the kitchen to a mudroom for easy organization. The bright dining area, with a large bay window, opens directly to the backyard. The great roomâ \in TMs two-storey ceilings and two-way stone fireplace add a warm touch, while the freshly painted main floor and upper level, including a den with a private office space, are ideal for a work-from-home lifestyle.

Upstairs, the layout is designed for comfort, with a large bonus room furnished with a sectional couch built into the price of the property. The upper level is also wired for data and sound, with speakers on both levels, and offers two additional bedrooms sharing a Jack & Jill bathroom, each with its own vanity, and an impressive primary suite. The primary







bedroom features a tray ceiling, built-in dresser, walk-in closet, spa-type ensuite with a glass-enclosed shower and double vanities, and central air conditioning. A conveniently located laundry room completes this level.

The finished lower level expands the living space with a large recreation room, including an entertainment area with a TV and shelving system (included), an additional bedroom, and a spa bath with a jetted tub. Outside, the backyard awaits with a sundeck, cozy bio-flame fireplace lounge, a perfectly maintained hot tub, and BBQ patio. Accent lighting and a pull-down projector screen make this a truly unique, relaxing space for friends and family.

The double garage is heated, insulated, and finished with epoxy floors and built-in storage, making it both practical and beautiful. Located near the lake and close to all amenities, this stunning Mahogany home offers a truly exceptional lifestyle.

Built in 2010

Essential Information

MLS® #	A2193023
Price	\$895,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,294
Acres	0.09
Year Built	2010
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address Subdivision City County Province Postal Code	52 Mahogany Heath Se Mahogany Calgary Alberta T3M0T1
Amenities	
Amenities Parking Spaces Parking	Beach Access, Clubhouse, Picnic Area, Boating 4 Double Garage Attached, Heated Garage
# of Garages	2
Interior	
Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Skylight(s), Wired for Data, Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Glass Doors, Double Sided, Outside
Has Basement	Yes
Basement	Finished, Full
Exterior	
Exterior Features	BBQ gas line, Private Yard
Lat Description	Deals Varid Landacened, Class to Clubbauce

	DDQ gas line, i fivale i alu
Lot Description	Back Yard, Landscaped, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	February 7th, 2025
Days on Market	54
Zoning	R-G

HOA Fees570HOA Fees Freq.ANN

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.