

\$1,875,000 - 7 Mahogany Island Se, Calgary

MLS® #A1018678

\$1,875,000

4 Bedroom, 1.00 Bathroom, 4,512 sqft
Residential on 0 Acres

Mahogany, Calgary, Alberta

\$75,000 price reduction This unique custom home, built by Calbridge Homes, offers nearly 6,000 sq.ft. of developed living space. As a former Foothills Lottery Home, rigorous attention to detail was used in designing and building this immaculate property. A generous foyer welcomes you and offers clear sight lines across the expansive main floor. The chef's kitchen with 14 ft island awaits your culinary expertise and is complemented by a large walk-in pantry. The open concept main floor is completed by an elegant dining room (featuring a gas fireplace with a stone feature wall), a large living room, and an office. Wide plank hardwood floors, 10 ft ceilings, control4 wiring and floor-to-ceiling windows are some of the luxury finishes on this level. Upstairs you will find a master retreat with a view of your private dock, and a spa-like ensuite featuring separate vanities, soaker tub, and a double shower. The spacious walk-through closet has an adjoining laundry room. There are 2 additional bedrooms on the upper level, both with walk-in closets and private ensuites, and a hidden bonus room. The walkout basement is an entertainer's paradise with a games area, wet bar, and theatre-style seating. There's another spacious bedroom in the basement along with a full bathroom containing a second washer/dryer. A large rec room leads out to a beautifully landscaped yard with in-ground irrigation and a private beach with direct lake access. The property has two garages, including an



oversized double and an oversized single which is equipped with a flat screen TV (a mechanics dream). The community of Mahogany offers 74 acres of natural wetlands, 22 kms of integrated pathways and 84 acres of combined lake and beach access. Enjoy outdoor activities year round in this incredibly desirable community. Nearby you will find the South Health Campus, local shopping and dining experiences, and new schools with state-of-the-art technology. This exclusive Island is waiting for you to call it home.Â (Major home furniture and artwork can be included).

Built in 2015

Essential Information

MLS® #	A1018678
Price	\$1,875,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	4,512
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	7 Mahogany Island Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1N9

Amenities

Amenities	Trash
Parking Spaces	6
Parking	Double Garage Attached, Single Garage Attached
# of Garages	3
Waterfront	Lake

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Bar, Breakfast Bar, Beamed Ceilings, Bookcases, Stone Counters, Central Vacuum, Double Vanity, Recreation Facilities, Recessed Lighting, Smart Home, Skylight(s), Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave, Window Coverings, Built-In Gas Range, Disposal, ENERGY STAR Qualified Appliances, Refrigerator, Range Hood, Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked
Heating	In Floor, Natural Gas, Forced Air, High Efficiency
Has Basement	Yes
Basement	Walk-Out, Partially Finished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone, Dining Room, Mantle

Exterior

Exterior Features	Barbecue, Covered Courtyard, Dock, Fire Pit, Lighting
Lot Description	Landscaped, Beach, Back Yard, Corner Lot, Cul-De-Sac, Lake, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Asphalt, Cedar, Concrete, Glass
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2020
Days on Market	215
Zoning	R-1
Condo Fee	\$300
HOA Fees	1100
HOA Fees Freq.	ANN

Listing Details

Listing Office

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