

# \$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 OCTOBER 4th 10:30AM – 3:30PM\*\*** 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 centerpiece. 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 Kineticco



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!

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, Clubhouse, Gazebo, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Boating, Game Court Interior
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 Sound, Wired for Data
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Water Purifier, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Partially Finished, Unfinished

### **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	1
Zoning	R-G
HOA Fees	946
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                RE/MAX iRealty Innovations

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