

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

MLS® #A2193023

**\$895,000**

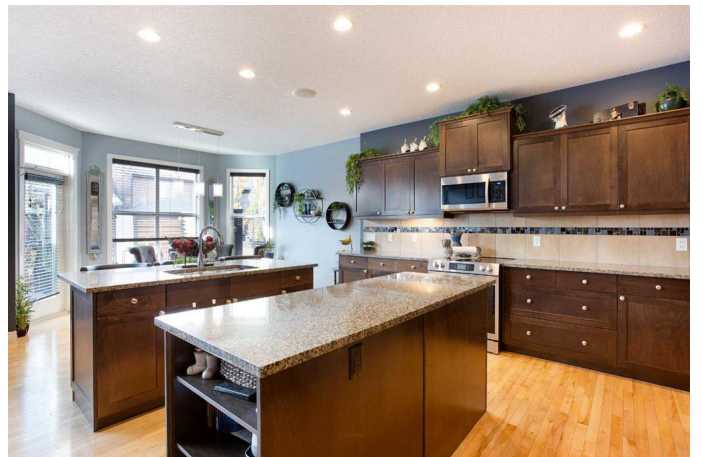
4 Bedroom, 4.00 Bathroom, 2,294 sqft  
Residential on 0.09 Acres

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 Calgary's premier lake community. With Mahogany'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 chef's 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 room's 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
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	52 Mahogany Heath Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0T1

## Amenities

Amenities	Beach Access, Clubhouse, Picnic Area, Boating
Parking Spaces	4
Parking	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
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	55
Zoning	R-G

HOA Fees 570  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office RE/MAX First

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