

# \$1,134,900 - 43 Mahogany Manor Se, Calgary

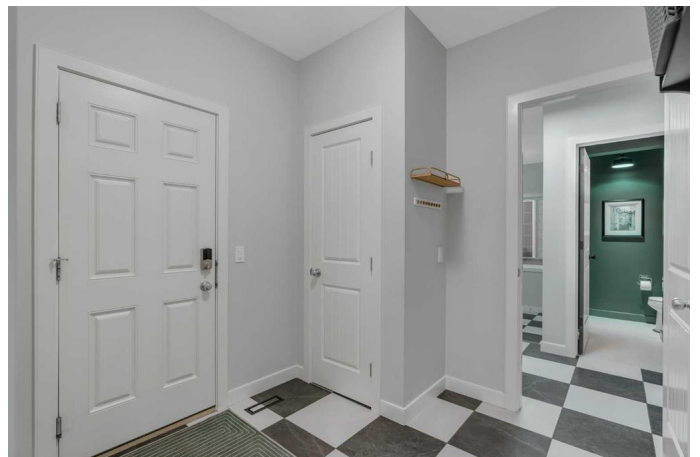
MLS® #A2205939

**\$1,134,900**

3 Bedroom, 4.00 Bathroom, 2,907 sqft  
Residential on 0.11 Acres

Mahogany, Calgary, Alberta

SEMI PRIVATE LAKE ACCESS Just steps from your door ~ A stunningly renovated 3-bedroom, 3.5-bathroom Calbridge home in the highly sought-after lake community of Mahogany, offering private access to West Beach and sitting on a spacious south-facing lot that backs onto a park and pathway. Thoughtfully designed with high-end finishes and extensive upgrades, this home blends elegance, comfort, and functionality. Step inside to an inviting bright and open floor plan with soaring ceilings, where the kitchen is a true chef's dream, featuring new granite countertops, a large island with ample seating, stainless steel appliances, a spacious butler's pantry, custom cabinetry, a stylish new backsplash, and a designer range hood. Adjacent to the kitchen is the dining area, perfect for hosting, while the living room is warm and inviting, complete with a brand-new gas fireplace featuring custom built-ins and an upgraded thermostat. Hardwood flooring extends throughout the main floor, creating a seamless and stylish look. A half bath completes this level. Upstairs, the primary suite is a true sanctuary, offering a large walk-in closet and a beautiful 5-piece ensuite, complete with a soaker tub, double vanity, and a re-tiled shower and backsplash. An additional flex space within the primary suite is yours to personalize, whether to use as a workout space, an office, or a nursery; the options are endless! An additional 4-piece bathroom and two additional spacious



bedrooms on the upper floor, each with walk-in closets, provide ample space for family or guests. The bonus room adds versatility, perfect for a home office, play area, or additional lounge space, while the convenient upper-floor laundry room makes everyday living effortless. The fully finished basement is designed for entertainment and relaxation, boasting a soundproofed theatre room, a flexible living space, and a spa-inspired bathroom featuring a steam shower. This level enhances the home's functionality, offering a private retreat for movie nights, workouts, or simply unwinding. Outside, the fully fenced and beautifully landscaped yard features mature trees, an irrigation system, and ample space to enjoy outdoor living. Over the years, this home has been meticulously updated, including a fresh exterior paint job (2022), new entryway tile and wooden step (2023), upgraded lighting fixtures, central vacuum with accessories, new AC (2018), a new furnace and hot water tank (2025), and a beautifully re-modeled powder room and office with wallpaper accents. Living in Mahogany means access to Calgary's premier lake lifestyle, with West Beach just steps away, offering beaches, parks, and scenic walking paths. Residents also enjoy easy access to Mahogany's Market Square for shopping and dining, Westman Village, and nearby schools. Conveniently located with quick access to Deerfoot and Stoney Trail, this home offers the perfect blend of luxury, comfort, and convenience.

Built in 2011

### **Essential Information**

MLS® #	A2205939
Price	\$1,134,900
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,907
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	43 Mahogany Manor Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0Y3

### **Amenities**

Amenities	Beach Access, Clubhouse, Park, Playground, Racquet Courts, Recreation Facilities, Boating
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	3
Zoning	R-G
HOA Fees	946
HOA Fees Freq.	ANN

## Listing Details

Listing Office RE/MAX Realty Professionals

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.