

# \$1,225,000 - 216 Mahogany Bay Se, Calgary

MLS® #A2243280

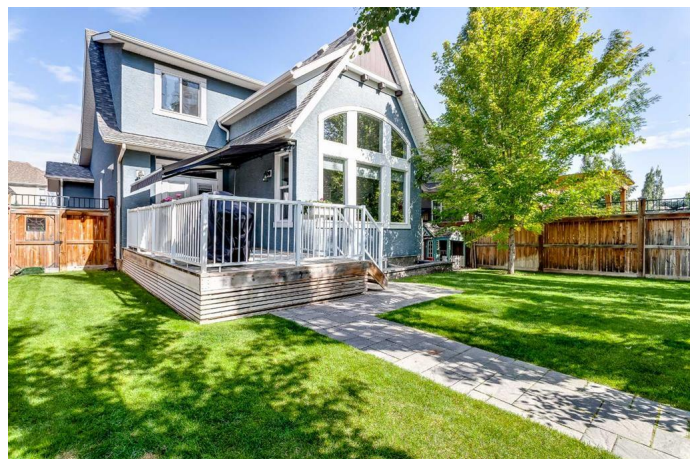
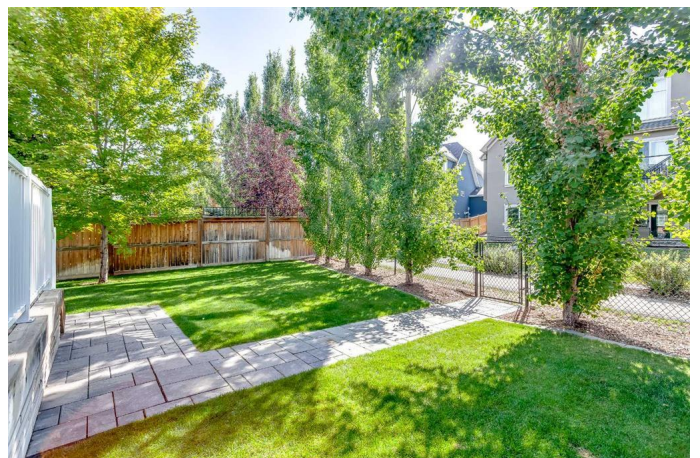
**\$1,225,000**

5 Bedroom, 4.00 Bathroom, 2,818 sqft

Residential on 0.12 Acres

Mahogany, Calgary, Alberta

Exceptional Opportunity to live in Mahogany!  
One of Calgary's Premiere Lake Communities!  
This beautiful, well maintained, move -in-ready home is ready for you and your family now.  
With over 3,800 sq. ft of developed living space, you have enough space for for years to come. An exceptional highlight of this property is the private, direct lake access from your back yard. Only a minutes walk and you are accessign the beachfront from your backyard. This exceptional playground is waiting for you. This spacious and modern 2 storey home with professionally developed, fully completed basement abounds with features. Large open kitchen that boasts quartz counters, gas counter top stove, double B/I ovens, walkthrough pantry, large island and more. Attached dining space and living room is encapsulated with many large windows, allowing for an abundance of natural light. Vaulted ceilings and south facing backyard and main living area allow for a very bright, spacious and modern living space. Beautiful hardwood floors, freshly painted walls and new carpet throughout the upper and lower levels. The main floor also offers a large office/den for the professionals that work from home. Upstairs is outfitted with large Primary Bedroom with full walk-in closet and spacious, luxurious ensuite. 3 other large bedrooms provides an abundance of space for growing families and includes large Bonus Room for family time. Downstairs is outfitted with another large rec space, large bedroom and



two other spacious flex rooms. Also includes another full 4 pce. bath. Great features here include, 2 furnaces, 70 gallon hot water tank, B/I sprinkler system, 2 central A/C units, remote control awning on large backyard deck, Kinetico water filtration system and more. It's time to come and check this property out today!

Built in 2011

### **Essential Information**

MLS® #	A2243280
Price	\$1,225,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,818
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	216 Mahogany Bay Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0Y1

### **Amenities**

Amenities	Beach Access, Clubhouse, Playground, Recreation Room, Visitor Parking
Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door

	Opener, On Street
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Humidifier, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Water Purifier
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, Awning(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectangular Lot, Street Lighting, Underground Sprinklers, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 25th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	946
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Canyon Creek
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