

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

MLS® #A2193023

\$895,000

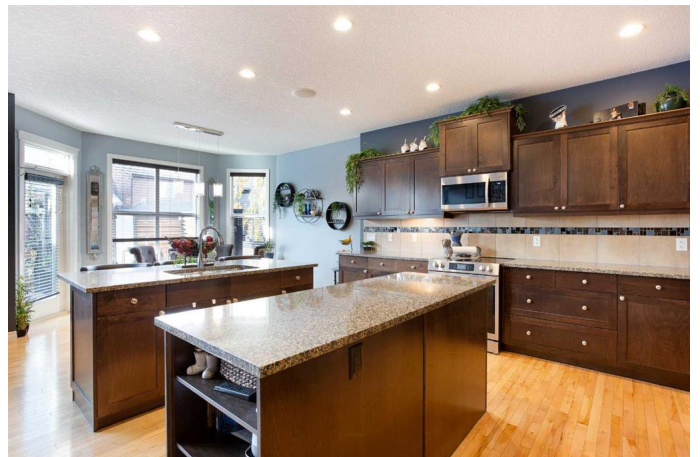
4 Bedroom, 4.00 Bathroom, 2,294 sqft
Residential on 0.09 Acres

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	Clubhouse, Beach Access, Boating, Picnic Area
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Chandelier, Skylight(s), Wired for Data
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	Gas, Double Sided, Family Room, Glass Doors, 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	49
Zoning	R-G

HOA Fees 570
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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