

\$2,300,000 - 111 Mahogany Bay Se, Calgary

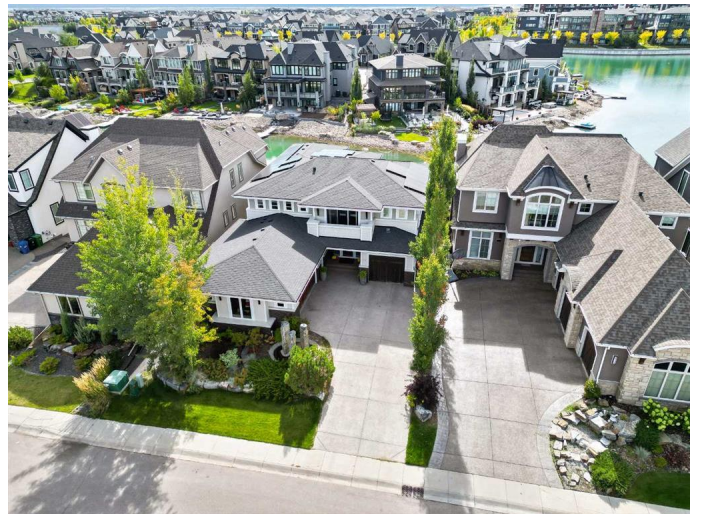
MLS® #A2201751

\$2,300,000

3 Bedroom, 4.00 Bathroom, 3,288 sqft
Residential on 0.19 Acres

Mahogany, Calgary, Alberta

Welcome to this rare opportunity to own a breathtaking architectural masterpiece built by renowned Calbridge Homes on Calgary's largest lake community. This former lottery home was professionally designed and furnished not just to meet the needs of the modern family but to provide an absolutely elevated quality of life. This home is spacious, timeless, and unique. Be welcomed by stepping into the grand entryway that leads into the stunning open kitchen, living room and formal dining area. Expansive south facing windows and large partially covered deck provide picturesque lakefront views. The kitchen with custom crafted cabinetry, upgraded stone countertops and top of the line appliances comes with an additional butlers pantry with wine storage and additional full secondary pantry. From family gatherings to large scale events, entertaining of all kinds is a breeze. The main floor also offers an elevated office space, half bathroom and a large functional mudroom located off one of the 2 attached garages. The upper level continues to impress with a unique breezeway looking down into the kitchen and several skylights making it bright and welcoming. The luxurious primary suite is spectacular with a wall of windows, private sundeck the spectacular views of the lake and mountains. The ensuite bathroom offers a freestanding soaker tub, separate vanities, and large steam shower. The upper level consists of an additional 2 bedrooms with walk in closets, full bathroom,



large laundry room with sink and storage and large bonus room that was originally planned to be a 4th bedroom. In the beautiful walkout lower level you will find a well-appointed theatre room featuring tiered cinema-style seating and even fresh popcorn from the popcorn machine! There is a full bathroom, wet-room to house all your water sports equipment and a fitness studio. A recent upgrade was made adding a solar panel system making the home even more energy efficient and utility bills significantly lower. Outside you will find exceptional outdoor areas throughout the property, but of course being lakeside with your own private dock is the true draw. Right across from Mahogany Island, this location is as exclusive as you can get. Imagine being able to swim, fish, skate, kayak, and paddle board right from your own backyard. Beautiful views of the water will have you feeling like you are on vacation every day. This home is the epitome of move-in readiness as the furniture, carefully chosen for this home, is included. Luxury only begins to describe the life you can have here.

Built in 2013

Essential Information

MLS® #	A2201751
Price	\$2,300,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,288
Acres	0.19
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 111 Mahogany Bay Se
Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M 0Y2

Amenities

Amenities Beach Access
Parking Spaces 5
Parking Concrete Driveway, Front Drive, Heated Garage, Insulated, Oversized, Triple Garage Attached
of Garages 3
Is Waterfront Yes
Waterfront See Remarks, Waterfront

Interior

Interior Features Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Recreation Facilities, Skylight(s), Soaking Tub, Stone Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line, Dock, Lighting
Lot Description Close to Clubhouse, Cul-De-Sac, Lake, Landscaped, No Neighbours Behind, Underground Sprinklers, Views, Waterfront

Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	1164
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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