



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**87 Mahogany Island SE  
Calgary, Alberta**

**MLS # A2302045**

**\$2,500,000**



<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,782 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Aggregate, Front Drive, Garage Door Opener, Garage Faces Side, Heated G		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Waterfront		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar

**Inclusions:** Bar fridge (bsmt) Dishwasher (bsmt)

Experience elevated lake living on prestigious Mahogany Island, where exclusive island access, a private dock, beachfront surroundings, and year-round lake privileges create a truly exceptional lifestyle. Built by Calbridge Homes, this impressive Berkeley III offers over 5,100 sq. ft. of refined living space in one of Calgary's most sought-after communities. The main floor showcases an open-concept design with soaring ceilings, 8-foot doors, gorgeous hardwood flooring, and a seamless flow for everyday living and entertaining. At the heart of the home is the chef-inspired kitchen, beautifully appointed with upgraded built-in stainless steel appliances, granite and quartz countertops, an oversized island, and elevated cabinetry. Adjacent the kitchen, is a sizable dining room with an additional bank of cabinets, great for cocktails or coffee bar. A main floor den adds flexibility for a home office or quiet retreat. Designed with both luxury and function in mind, this spacious estate home features 5 bedrooms and 5 full plus 1 half bathrooms, including 4 bedrooms upstairs and 1 in the fully developed walkout basement. With private ensuites in 3 of the bedrooms, this is an ideal layout for families, guests, or multi-generational living. Architectural features such as Hipped ceilings, skylights and arched windows make this home so very unique. The fully finished walkout basement with in-floor heating slab extends the living space with comfort and versatility, a generous entertainment area with wet bar, a full bathroom, and a fifth bedroom plus ample storage space in the mechanical room. Complimenting this home is an exceptional heated, side drive triple garage, with the third bay designed to accommodate a lift—perfect for car enthusiasts or additional storage needs with lots of room on the driveway for visitors. Outside is where it's at! Enjoy a spacious full

width upper deck just off the main living area as well as convenient lower patio area beyond the rec room. The yard is fabulously designed and professionally landscaped to enjoy hot summer days jumping off the dock or playing with your favorite lake toys and quiet evenings enjoying a toasty fire. This is an extremely rare opportunity to own a luxurious family home in an exclusive, gated lake community where upscale living meets the best of Mahogany's island lifestyle.