



**490 Mahogany Manor SE  
Calgary, Alberta**

**MLS # A2308316**



**\$899,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,494 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Pioneer Sound System for Basement Speakers, Entryway Shoeracks in both main and garage entry's

OPEN HOUSE ~ Saturday May 9th from 2-4pm. . . Lake Living in Mahogany Waters - an estate home area in this desirable area of the community. Nestled on a quiet cul-de-sac in the award-winning lake community of Mahogany, this exceptional Morrison Homes-built residence combines timeless elegance with the ultimate family lifestyle. Situated on a slight pie-shaped lot and just steps from both public and Catholic elementary schools, this beautifully appointed 5-bedroom home offers a rare opportunity to enjoy semi-private lake access including the nearby West Beach access points and the exclusive "secret dock" tucked within the Mahogany Waters area. From the moment you enter, the home impresses with its refined finishes, thoughtful design, and warm, inviting atmosphere. The open-concept main floor is highlighted by soaring ceilings, rich hardwood flooring, and expansive living spaces designed for both everyday living and upscale entertaining. At the heart of the home is a stunning chef-inspired kitchen featuring quartz countertops, an oversized island, walk-in pantry, and premium gas range — seamlessly connecting to the elegant dining area and spacious living room anchored by a cozy gas fireplace. A sophisticated main floor den creates the perfect home office or reading lounge, while the functional mudroom is ideal for busy family life. Large windows throughout the home flood the space with natural light and create a bright, airy ambiance that enhances the home's elevated design. Upstairs, you'll find four spacious bedrooms including a luxurious primary retreat designed as a true escape, complete with a spa-inspired 5-piece ensuite with soaker tub, separate shower, dual vanity sinks and generous walk-in closet. An oversized bonus room offers the perfect setting for family movie nights, a children's

playroom, or additional relaxation space, while upper floor laundry adds everyday convenience. The fully finished basement continues the home's impressive functionality and entertaining appeal with a massive family room, custom built-in bar, fifth bedroom, and full bathroom — ideal for hosting guests or creating the ultimate recreation space. Thoughtfully upgraded throughout, additional highlights include central air conditioning, a built-in Pioneer sound system, water softener, BBQ gas line, fire pit area, and attached double garage. Perfectly positioned near parks, pathways, shopping, beaches, and the Mahogany Beach Club, this elegant and move-in ready lake home offers a rare blend of luxury, comfort, and exclusive lake lifestyle living in one of Calgary's most sought-after communities. With 63 acre freshwater lake and 2 beach areas that include the main beach and clubhouse and the West beach you can plan summers swimming, fishing, paddling and more. A wonderful pathway system through the nature wetlands too. This is a tremendous opportunity to own in this desirable estate area at non estate home pricing. Don't wait long on this one.