



**6 Mahogany Lane SE
Calgary, Alberta**

MLS # A2310073



\$835,000

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|------------------|--|---------------|-------------------|
| Division: | Mahogany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,430 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Lawn, Level, Low Maintenance Landscape, Pie Shape | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Stone, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to this stunning executive Jayman BUILT "Bellevue" model, perfectly situated on a rare, oversized corner lot in Calgary's premier lake community of Mahogany. Offering 2,430 sq. ft. of thoughtfully designed living space, this home is ideal for families seeking room to grow, privacy, and access to one of the city's most desirable communities. The main floor features an open-concept layout with 9-foot ceilings, a spacious living and dining area centered around a beautiful gas fireplace, and an abundance of natural light from a full wall of windows overlooking the private backyard. The chef-inspired kitchen is built for both everyday living and entertaining, offering granite countertops, a large peninsula island with seating, a separate prep island, high-end stainless steel appliances including a gas cooktop and built-in oven, ample cabinetry, and a spacious walk-in pantry. Upstairs, the impressive primary retreat offers the perfect place to unwind, featuring two walk-in closets and a luxurious spa-inspired ensuite complete with dual vanities, a make-up counter, soaker tub, and separate shower. Three additional bedrooms, a spacious 5-piece bathroom, convenient upper-floor laundry, and a generous bonus room provide plenty of space for the entire family. The unfinished basement offers an excellent layout for future development and awaits your personal vision. Outside, you'll find a beautifully landscaped backyard highlighted by a massive two-tier deck and an expansive side yard rarely found in newer communities, providing exceptional privacy and plenty of room for children, pets, and entertaining. Additional features include a main-floor office, central air conditioning, and a double attached garage. Ideally located close to schools, shopping, restaurants, parks, pathways, and Mahogany's award-winning lake and beach amenities, this home offers the perfect combination of

space, privacy, and lifestyle. An exceptional home, an incredible lot, and one of Calgary's most sought-after lake communities—this is Mahogany living at its finest.