



GRASSROOTS
REALTY GROUP

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258 Mahogany Place SE
Calgary, Alberta

MLS # A2323916



\$1,200,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,840 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Projector and Screen, Built-in Speakers and Speakers attached to walls, All Electronics to power speaker system (located in furnace room)		

Extraordinary walkout estate residence backing onto greenspace in the highly coveted lake community of Mahogany. Perfectly positioned in the prestigious estate area on a quiet cul-de-sac directly across from the Island, this exceptional custom-built 2,840 sq. ft. home offers a rare combination of privacy, sophistication, and resort-style living. Enjoy semi-private access to Mahogany's west beach and shared dock, just a short stroll away, along with all the exceptional amenities this award-winning community has to offer. From the moment you enter, the home impresses with its grand foyer, refined design, and thoughtfully curated spaces. The main level features a private executive office with elegant glass French doors, a spacious mudroom with built-in storage, and a stylish powder room. The gourmet chef's kitchen is designed for both everyday living and exceptional entertaining, showcasing premium stainless steel appliances, a walk-through pantry, and a seamless open-concept connection to the dining and living areas. The impressive living room is anchored by a striking gas fireplace, soaring windows that fill the space with natural light, and direct access to the expansive full-width upper deck with durable lino covering and a covered patio below. The upper level showcases a stunning loft-style design, with an open-to-below feature that creates a dramatic architectural focal point and enhances the sense of space throughout the home. The private primary retreat offers a peaceful sanctuary complete with a luxurious 5-piece spa-inspired ensuite. Two additional spacious bedrooms provide exceptional comfort for family or guests, while the full laundry room with built-in cabinetry and abundant storage adds convenience and functionality. A beautifully appointed 4-piece bathroom and a massive bonus room featuring built-in sound connected

throughout the home complete this impressive level, creating the perfect space for relaxation, entertainment, and family enjoyment. The fully developed walkout basement extends the home's living experience with a generous recreation area, wet bar, 4-piece bathroom, and seamless access to the yard and green space behind the home. Premium features throughout the home include a whole-home audio system with equipment included, a projector and screen for a true home theatre experience, dual furnaces for enhanced efficiency and comfort, and central air conditioning. A rare opportunity to own a meticulously crafted luxury residence in one of Calgary's most desirable lake communities. Offering an exceptional blend of architectural elegance, modern amenities, and an unbeatable location, this Mahogany estate home delivers the ultimate in refined family living.