



GRASSROOTS
REALTY GROUP

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244 Mahogany Bay SE
Calgary, Alberta

MLS # A2347737



\$1,050,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,798 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Cul-De-Sac		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Composite Siding, Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Ceiling Fan(s), Chandelier, Double Vanity, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: None

Welcome to this exceptional family home in the heart of Mahogany, ideally located on a quiet cul-de-sac just steps from exclusive semi-private lake access. This beautifully maintained 5-bedroom, 3.5-bathroom Calbridge-built home offers the perfect blend of comfort, style, and functionality. From the moment you arrive, the extended driveway and impressive curb appeal make a lasting impression. Inside, the bright open-concept layout features 9-foot ceilings on all levels, elegant tile flooring, air conditioning, and an abundance of natural light throughout. The gourmet kitchen is the heart of the home, showcasing a large quartz island, stainless steel appliances, ceiling-height cabinetry, a walk-through butler's pantry, and designer finishes that make everyday living and entertaining effortless. The spacious dining and living areas create a warm and inviting atmosphere for family gatherings and special occasions. Upstairs, the primary retreat offers a spa-inspired ensuite with a freestanding soaker tub, tiled shower, dual vanities, and a generous walk-in closet. Three additional bedrooms, a full bathroom, a versatile bonus room, and convenient upper-floor laundry complete the upper level. The professionally finished basement provides additional living space with a large recreation room, wet bar, fifth bedroom, full bathroom, and oversized windows. Outside, the private, fully landscaped backyard is designed for relaxation and entertaining, featuring a custom pergola, hot tub, firepit area, gas BBQ hookup, mature trees, raised garden beds, and a fenced dog run. Just steps from Mahogany's sought-after West Beach access, and close to schools, shopping, restaurants, parks, pathways, wetlands, and major commuter routes, this home offers an outstanding opportunity to enjoy one of Calgary's most desirable lake communities.

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