

# \$989,900 - 534 Mahogany Manor Se, Calgary

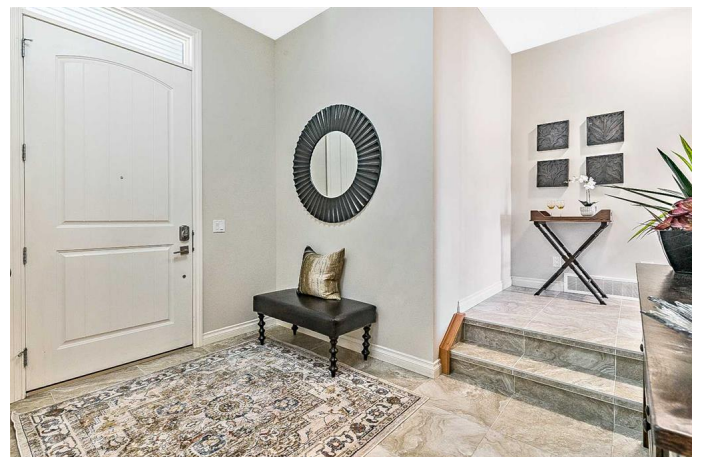
MLS® #A2196967

**\$989,900**

4 Bedroom, 4.00 Bathroom, 2,924 sqft  
Residential on 0.11 Acres

Mahogany, Calgary, Alberta

Check out the 3D Tour. Exquisite 4 bedroom, 3.5 bathroom Calbridge Custom Estate Home boasts over 4082 sf of usable space with a beautiful arts and crafts elevation, maintenance-free acrylic stucco, smartboard, and stone. It is situated across from GREEN SPACE and minutes from the beach club with NO NEIGHBOURS directly behind you! It would make a great MULTIGENERATIONAL home with oversized rooms and storage! It features 4 EXTRA LARGE bedrooms, a den/office FLEX space, and another LIFESTYLE ROOM that could be another bedroom, nursery, or reading room. The HUGE BONUS ROOM (16' x 19') with VAULTED 10 ft ceilings and cork flooring is perfect for watching movies or relaxing. The OVERSIZED HEATED/FINISHED GARAGE with 220 Volt - 15 amp service, a cold water tap, and an air cleaning system is excellent for a workshop area. As you walk up the extra wide driveway and sidewalk to the covered front porch, you are met with a 10 ft fibreglass door that opens into a grand foyer with oversized tile and tons of room and storage space in your 8-foot front closet. The open-concept floor plan is stunning with 7' doors throughout the home and AKADIA BRAZILIAN WALNUT HARDWOOD FLOORS that flow into the great room with its cantilevered fireplace and adjacent dining area. A practical flex office/den is off the dining area with built-in cabinetry and a French pocket door. This home perfectly blends luxury



and practicality, from built-in speakers and extra cabinetry to stainless steel appliances with a gas convection range. The stunning Bianco Antico thick GRANITE is in the kitchen, and it has a custom island with a pull-down tap, deep sinks, and pot drawers. To the side is the BUTLER™S PANTRY with more cabinets and the large food pantry. As you head up the EXTRA WIDE STAIRCASE with spindles, the LARGE primary bedroom has a separate lifestyle room with French pocket doors to suit all your needs. The primary ensuite has a SOAKER TUB and dual sinks with granite countertops. Upstairs is the convenient laundry room with tons of shelving and storage space, two other well-appointed bedrooms (all with large walk-in closets), and a 3-piece main bathroom. Plus, upstairs, EXTRA SOUND INSULATION has been built into the rooms to ensure your peace and quietness. At the same time, extra insulation in the basement helps with heat efficiency, cork flooring, and another 3-piece bathroom with HEATED TILE, cold room, living room, and HUGE fourth bedroom. Even the mechanical room is oversized and practical with a TANKLESS HOT WATER TANK, HIGH-EFFICIENCY ZONED FURNACE, humidifier, KINETICO soft water system, and tons of shelving for extra space. Outside, you will find TRIPLE-GLAZED DOUBLE LOW-E windows and a more secure STORAGE under the patio dura deck (extended cement pad) with a BBQ line and aluminum railing. There is even a 10'x10' EXTERIOR SHED complete with a window and electricity! The fenced yard has raised vegetable garden beds, and you are within walking distance of the beach!

Built in 2012

## **Essential Information**

MLS® #	A2196967
Price	\$989,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,924
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	534 Mahogany Manor Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0Y3

### Amenities

Amenities	Beach Access, Clubhouse, Other, Park, Party Room, Playground, Recreation Room, Visitor Parking, Boating, Game Court Interior, Picnic Area, Racquet Courts, Recreation Facilities
Utilities	Fiber Optics Available, Garbage Collection, High Speed Internet Available, Water Available, Cable Available, DSL Available, Electricity Available, Sewer Available
Parking Spaces	4
Parking	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized
# of Garages	2
Waterfront	Lake Privileges

### Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl
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Windows, Walk-In Closet(s), Wired for Data, Wired for Sound, Chandelier, Crown Molding, French Door, Low Flow Plumbing Fixtures, Tankless Hot Water

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Humidifier, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings

Heating High Efficiency, Fireplace(s), Forced Air, Natural Gas, Zoned

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room, Mantle, Tile

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony, BBQ gas line, Storage, Garden, Rain Barrel/Cistern(s)

Lot Description City Lot, Interior Lot, Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting, Close to Clubhouse, Garden

Roof Asphalt Shingle

Construction Concrete, Stone, Stucco, Wood Frame, Cement Fiber Board, Manufactured Floor Joist

Foundation Poured Concrete

## Additional Information

Date Listed February 25th, 2025

Days on Market 16

Zoning R-G

HOA Fees 926

HOA Fees Freq. ANN

## Listing Details

Listing Office CIR Realty

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