

# \$1,370,000 - 243 Mahogany Landing Se, Calgary

MLS® #A2218284

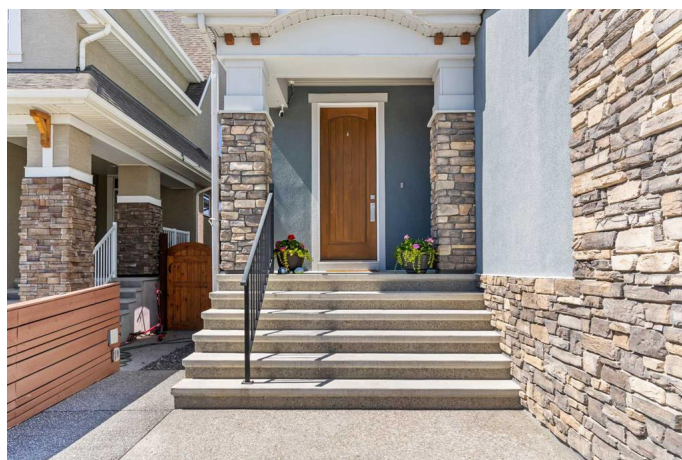
**\$1,370,000**

6 Bedroom, 4.00 Bathroom, 2,781 sqft

Residential on 0.13 Acres

Mahogany, Calgary, Alberta

6 BEDROOMS | 3 1/2 BATHROOMS | 2-STOREY | 3,924 SQFT OF LIVING SPACE | OVERSIZED DOUBLE ATTACHED GARAGE | WALKOUT BASEMENT | SEMI-PRIVATE LAKE ACCESS | Welcome to this stunning 2-storey home in the desirable Mahogany Lake community, offering 3,924 sqft of total living space with large windows throughout and 5 spacious bedrooms and 3.5 bathrooms. The main floor features a grand foyer that leads to a large open concept living area opening onto a spacious back deck overlooking the well manicured backyard. The living room features a gas fireplace with stone mantle, built-in cabinetry and large windows allowing an abundance of natural light into the space, creating a perfect space for relaxation or entertaining. The chef's kitchen includes a large island with breakfast bar, quartz countertops, and a walk-through pantry, while the adjacent dining area provides a great space for family meals. The walk-through pantry leading to the mudroom provides convenience when bringing groceries in from the garage. As you make your way upstairs, you are greeted with a cozy family room and glass enclosed office. The generous master suite features a 5-piece ensuite with a soaker tub, large walk-in shower, and dual vanity. Two additional large bedrooms, one with a walk-in closet, share a well-appointed 4-piece bathroom. The upper level also includes a spacious laundry room with a sink and plenty of storage for added convenience. The fully



finished walkout basement offers a large recreation room wired for a projector, a wet bar, and an exercise room, making it perfect for family activities. A 3-piece bathroom and two additional bedrooms complete this level. The expansive double attached oversized garage has the potential for a triple setup with ample 11'4" x 21'3" side storage area and 14'5" height providing the ability to add stackers for the ultimate car enthusiasts. This home also includes a brand new furnace, central air conditioning, oversized hot water tank, CAT 5, sump pump, is roughed in for vacuflo and is wired for a sound system. Outside, you'll enjoy a beautifully landscaped backyard with turf and concrete patio, perfect for maintenance free outdoor living. The home offers shared access and is just a short walk to the lake's dock. Located in a quiet cul-de-sac, close to parks, schools, and shopping, this home is a rare find. Don't miss out—schedule your showing today!

Built in 2015

### Essential Information

MLS® #	A2218284
Price	\$1,370,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,781
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	243 Mahogany Landing Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1V8

### **Amenities**

Amenities	Beach Access, Park, Playground, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached, Oversized, See Remarks
# of Garages	2

### **Interior**

Interior Features	Bidet, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Dog Run, Lighting
Lot Description	Back Yard, Cul-De-Sac, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	11
Zoning	R-G

HOA Fees	946
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX First
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