

# \$1,299,900 - 214 Mahogany Bay Se, Calgary

MLS® #A2223772

**\$1,299,900**

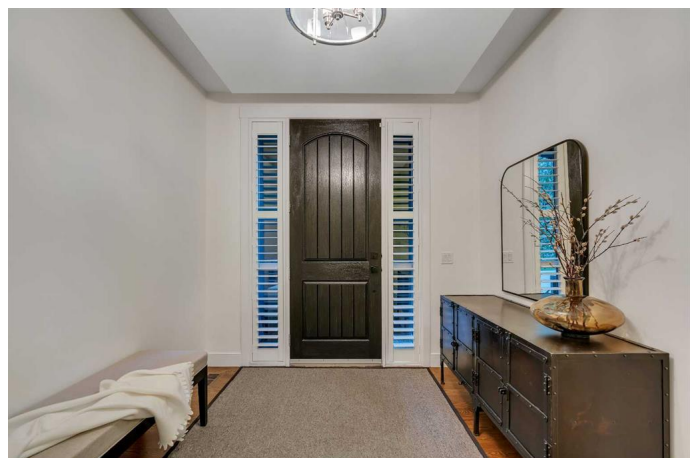
4 Bedroom, 4.00 Bathroom, 3,089 sqft

Residential on 0.13 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE - Sunday, June 8, 12:00-2:00

...Tucked away in a quiet pocket of SE Calgary, this north-facing home offers a rare combination of privacy and thoughtful design, backing directly onto a private lake pathway. From the moment you step through the spacious entryway, you're greeted by a sense of openness and flow. The main floor features a stunning open-to-above space that creates a bright, airy atmosphere, with the dining area perfectly placed to take advantage of the soaring ceiling. Just beyond, the living room with its cozy fireplace offers a warm place to relax, while the kitchen is well-equipped for both everyday life and entertaining—complete with a large island, Quartz counters, and a built-in drink and coffee station. Hardwood floors add warmth and durability throughout the main level. A sliding barn door opens to a quiet office space, and a convenient half bath rounds out the main floor. Step outside to a south-facing backyard retreat with mature landscaping, a hot tub, large PVC deck, and a pergola with a privacy screen—ideal for summer gatherings. In-ground sprinklers, landscape lighting, a fire table with gas line, and a Custom Shed Solutions shed enhance the space. Upstairs, French Doors open to the primary suite, flooded with natural light and featuring a spacious ensuite and walk-in closet. Two additional bedrooms, a full bathroom, and a versatile bonus room provide plenty of space for family life or guests. The builder-developed



basement adds even more living space with a large rec room perfect for a pool table! A built-in home theatre in the cozy second living area, a developed wet bar, an extra bedroom, and a full bathroom next to a flexible workout or storage room all further enhance the basement. Comfort upgrades include dual air conditioning units and a full water softener and filtration system, and built in Sonos speakers on the main floor and outside. This home offers comfort, space, and privacy in a well-established, sought-after community. Residents of Mahogany enjoy private lake access, sandy beaches, scenic walking paths, and a vibrant community atmosphere year-round. With excellent schools, parks, and nearby amenities, Mahogany is the perfect setting for both relaxation and active living.

Built in 2012

**Essential Information**

MLS® #	A2223772
Price	\$1,299,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,089
Acres	0.13
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	214 Mahogany Bay Se
Subdivision	Mahogany
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M 0Y1

### **Amenities**

Amenities	Clubhouse, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2
Waterfront	Beach Access, Lake

### **Interior**

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden, Lighting
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Other, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	14
Zoning	R-G
HOA Fees	901
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                RE/MAX Realty Professionals

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