

\$1,125,000 - 95 Mahogany Manor Se, Calgary

MLS® #A2261926

\$1,125,000

4 Bedroom, 3.00 Bathroom, 3,144 sqft

Residential on 0.12 Acres

Mahogany, Calgary, Alberta

****OPEN HOUSE SATURDAY OCT 25th**

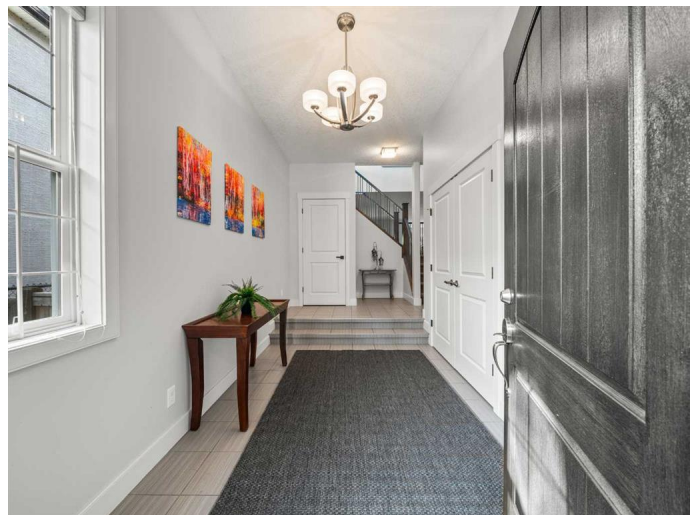
11AM-2PM** Perfectly positioned directly

across from Mahogany's™ coveted West Beach gate and steps from a family park, this Baywest estate home blends size, luxury, and lifestyle in Calgary's™ most award-winning lake community. Offering almost 3,150 sq ft

and 4 bedrooms above grade, this property is designed for those who want space without compromise: oversized bedrooms, a bright bonus room wired with in-ceiling surround speakers and CAT5, and a stunning primary suite featuring a walk-in closet, spa-like ensuite with heated floors, and private retreat-like feel. Convenience is built in with an upper-level laundry room complete with sink, built-in cabinetry, and extra storage, making busy family life effortless. The main level

combines functionality with sophistication: a chef's™ kitchen with wall oven, gas cooktop, updated stainless steel appliances, and a butler's™ pantry that doubles as a prep hub or barista-worthy coffee station, all flowing into the dining and living area complete with a warm fireplace as the centrepiece. A fantastic covered back patio with built-in BBQ line extends your living space outdoors for cozy summer nights. A dedicated main-floor office creates a true work-from-home solution.

Premium upgrades elevate every corner: Duette top-down/bottom-up blinds, smart lighting throughout, two furnaces with zoned A/C, a Vacuflow system, and a premium Kinetico water treatment system with water



softener, all supported by recently serviced mechanicals for peace of mind. The lower level, with high ceilings and a roughed-in fifth bedroom, is ready for your future vision; add a sixth bedroom and still have room to create a recreation haven. Outside, the oversized double garage with bump-out offers ample room for tools, bikes, or toys. Beyond the walls, Mahogany sets the stage for Calgary's best lifestyle: a 63-acre freshwater lake, private beaches, skating, swimming, paddleboarding, a 22,000 sq ft Beach Club, 22 km of pathways, wetlands, parks, schools, and vibrant shopping and dining. This isn't just a home—it's a statement of living well in Calgary's most complete community. Don't forget to check out the virtual tour and book your private viewing today! MUST SEE IN-PERSON to truly get a feel for the size!!

Built in 2012

Essential Information

MLS® #	A2261926
Price	\$1,125,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,144
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	95 Mahogany Manor Se
Subdivision	Mahogany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0Y2

Amenities

Amenities	Beach Access, Boating, Clubhouse, Game Court Interior, Gazebo, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Purifier, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Partially Finished, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	21
Zoning	R-G
HOA Fees	946
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.