



## 76 Mahogany Manor Calgary Alberta

\$1,039,900

Open House: November 3rd: 1:30pm - 3:30pm. Stunning home with OVER 3900 SQ FT of functional living space. Live the dream in the prestigious "WATERS" of Mahogany just steps away from your PRIVATE ACCESS to the beach. This BEAUTIFUL LUXURIOUS 6 BEDROOMS ESTATE HOME offers a lifestyle like no other. This exceptional Calbridge-built two-storey home sits on a premium playground-facing lot, showcasing unparalleled elegance & comfort. ESTATE AREA | 6 BEDROOMS | 3.5 BATHROOMS | MAIN FLOOR DEN | 4 BED UP + BONUS ROOM | FINISHED BASEMENT | WEST BACKYARD | CENTRAL AC. Upon entering, you'll be greeted by a spacious foyer with an open-to-below staircase. The massive main floor boasts a versatile den, perfect for a home office or an additional bedroom. The chef's dream kitchen features granite countertops, stainless steel appliances, an elegant backsplash, ample counter space, plenty of cabinets, a huge center island with drawers & cabinets, under-cabinet lighting, false ceilings with pot lights, & a corner butler's pantry with built-in cabinets and countertop. The bright and sunny west-facing living room offers a cozy gas fireplace for those chilly winter nights, while the adjacent spacious dining area comfortably accommodates 8-10 seats. Walking upstairs is a treat for all families, as the staircase is beautifully adorned with three windows, filling the area with natural light. You'll find a spacious and airy bonus room, ideal for movie nights and gatherings and 4 BIG BEDROOMS. The master bedroom is a rare gem, featuring 10-foot ceilings and tall windows overlooking the playground. It easily fits a king bed with a seating area. The spa-like ensuite includes dual vanities, a standalone tub, a glass shower, a private toilet, and a massive walk-in closet. Additionally, there are three generously sized bedrooms, each able to fit a queen or king bed, a shared bathroom with private ...

4pc Bathroom 6.42 Ft x 10.33 Ft  
4pc Bathroom 13.75 Ft x 14.33 Ft  
Bedroom 11.00 Ft x 14.33 Ft  
Bedroom 10.92 Ft x 14.08 Ft  
Bedroom 10.92 Ft x 11.75 Ft  
Bonus Room 14.83 Ft x 14.75 Ft

Bedroom 9.92 Ft x 10.33 Ft  
Recreational, Games room 17.75 Ft x 23.75 Ft  
2pc Bathroom 7.58 Ft x 5.33 Ft  
Dining room 14.08 Ft x 15.50 Ft  
Foyer 9.50 Ft x 6.75 Ft  
Kitchen 13.42 Ft x 13.25 Ft

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Listing Presented By:



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**Mirror**

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Laundry room 11.00 Ft x 7.25 Ft

Primary Bedroom 14.83 Ft x 16.00 Ft

4pc Bathroom 8.92 Ft x 5.50 Ft

Bedroom 9.92 Ft x 10.67 Ft

Living room 14.50 Ft x 13.92 Ft

Other 6.42 Ft x 7.25 Ft

Den 9.42 Ft x 9.08 Ft