



# 318 Mahogany Manor Calgary Alberta

\$995,000

WELCOME TO YOUR DREAM HOME! This BEAUTIFUL 3 BEDROOM ESTATE BUNGALOW with DOUBLE ATTACHED GARAGE and FULLY FINISHED BASEMENT boasts over 2,900 square feet of developed living space, offering the perfect blend of luxury and comfort. Nestled in the prestigious Waters of Mahogany, this AIR CONDITIONED home is designed for modern living. Step inside to discover an OPEN CONCEPT MAIN FLOOR, accented by HIGH CEILINGS, hardwood floors, and large windows that fill the space with natural light. The main floor features a front office, a spacious dining room, and a cozy living room with fireplace, making it ideal for both relaxation and entertaining. The chef's kitchen is a culinary delight, complete with a WALKTHROUGH PANTRY, UPGRADED STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, a LARGE ISLAND, GAS COOKTOP, and BUILT-IN OVEN and MICROWAVE. Retreat to the primary bedroom on the main floor, which offers a SPACIOUS 5 PIECE ENSUITE and a GENEROUS WALK-IN CLOSET. The FULLY DEVELOPED BASEMENT is perfect for family gatherings, featuring a huge recreation room, two additional large bedrooms, and a 4-piece bathroom, along with ample storage and utility rooms. Enjoy the LOW MAINTENANCE LANDSCAPING, fully fenced backyard, complete with a LARGE DECK perfect for entertaining guests or enjoying quiet evenings outdoors. With SEMI-PRIVATE LAKE ACCESS, you'll relish the upscale lifestyle that comes with living in the Waters of Mahogany. This PREMIER LAKE COMMUNITY offers a wealth of amenities, including schools, parks, playgrounds, shopping, and fine dining--all just a stone's throw away. Don't miss your chance to call this exquisite property home! SCHEDULE A VIEWING TODAY! (id:6769)

Listing Presented By:



Originally Listed by:  
CIR Realty



**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Recreational, Games room 17.50 Ft x 21.92 Ft

Bedroom 11.92 Ft x 11.92 Ft

Bedroom 11.92 Ft x 10.83 Ft

4pc Bathroom 7.75 Ft x 5.17 Ft

Storage 10.67 Ft x 14.75 Ft

Furnace 19.25 Ft x 14.75 Ft

Living room 17.67 Ft x 13.75 Ft

Kitchen 8.83 Ft x 17.08 Ft

Office 8.92 Ft x 11.42 Ft

Primary Bedroom 13.00 Ft x 13.67 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

5pc Bathroom 9.50 Ft x 12.50 Ft

Laundry room 12.42 Ft x 11.17 Ft

Other 6.92 Ft x 8.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Dining room 12.25 Ft x 14.75 Ft