



## 534 Mahogany Manor Calgary Alberta

\$1,024,900

OPEN HOUSE SAT 12-5 - see 3D Tour. Exquisite 4 bedroom, 3.5 bathroom Calbridge Custom Estate Home boasts over 4082 sf of usable space with a beautiful arts and crafts elevation, maintenance-free acrylic stucco, smartboard, and stone. It is situated across from GREEN SPACE and minutes from the beach club with NO NEIGHBOURS directly behind you! It would make a great MULTIGENERATIONAL home with oversized rooms and storage! It features 4 EXTRA LARGE bedrooms, a den/office FLEX space, and another LIFESTYLE ROOM that could be another bedroom, nursery, or reading room. The HUGE BONUS ROOM (16' x 19') with VAULTED 10 ft ceilings and cork flooring is perfect for watching movies or relaxing. The OVERSIZED HEATED/FINISHED GARAGE with 220 Volt - 15 amp service, a cold water tap, and an air cleaning system is excellent for a workshop area. As you walk up the extra wide driveway and sidewalk to the covered front porch, you are met with a 10 ft fibreglass door that opens into a grand foyer with oversized tile and tons of room and storage space in your 8-foot front closet. The open-concept floor plan is stunning with 7' doors throughout the home and AKADIA BRAZILIAN WALNUT HARDWOOD FLOORS that flow into the great room with its cantilevered fireplace and adjacent dining area. A practical flex office/den is off the dining area with built-in cabinetry and a French pocket door. This home perfectly blends luxury and practicality, from built-in speakers and extra cabinetry to stainless steel appliances with a gas convection range. The stunning Bianco Antico thick GRANITE is in the kitchen, and it has a custom island with a pull-down tap, deep sinks, and pot drawers. To the side is the BUTLER'S PANTRY with more cabinets and the large food pantry. As you head up the EXTRA WIDE STAIRCASE with spindles, the LARGE primary bedroom has a separate lifestyle room with French pocket doors to sui...

Primary Bedroom 13.00 Ft x 16.33 Ft

Other 7.83 Ft x 10.17 Ft

Bedroom 11.00 Ft x 13.00 Ft

Bedroom 12.00 Ft x 12.00 Ft

Bonus Room 16.00 Ft x 19.33 Ft

Furnace 14.00 Ft x 17.00 Ft

Storage 5.67 Ft x 10.17 Ft

4pc Bathroom 8.00 Ft x 9.58 Ft

Other 7.00 Ft x 11.00 Ft

Living room 13.00 Ft x 15.67 Ft

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

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.albertalandandfarms.ca/>

**RE/MAX**

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

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

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

Laundry room	9.00 Ft x 9.67 Ft	Dining room	12.50 Ft x 14.08 Ft
5pc Bathroom	8.33 Ft x 15.58 Ft	Kitchen	13.42 Ft x 14.33 Ft
4pc Bathroom	6.00 Ft x 9.08 Ft	Den	7.00 Ft x 13.83 Ft
Family room	13.17 Ft x 17.58 Ft	Pantry	5.83 Ft x 9.83 Ft
Bedroom	11.42 Ft x 16.42 Ft		