



## 262 Mahogany Bay Calgary Alberta

\$1,150,000

Welcome to your dream home in Calgary's most sought after community of Mahogany. This stunning Baywest custom two-story walk-out is a masterpiece of elegance and functionality. Boasting 3 bedrooms, 3.5 bath, 2 dens + office, this show stopper is sure to impress even the neighbours! From the moment you enter, you're enveloped in luxury. Expansive ceilings, striking light fixtures, and stunning hardwood floors create an ambiance of grandeur. The open-concept design is perfect for entertaining, with a chef's kitchen that stands at the heart of the home. Adorned with stainless steel appliances, granite countertops, and an oversized island with ample storage, built in wine rack and seating, this kitchen is both functional and beautiful. The front living room is a serene space with 18ft ceiling and massive windows, featuring a dramatic floor-to-ceiling stone gas fireplace that adds warmth and elegance. This level also offers a well-appointed laundry room with a convenient laundry chute above, stainless steel sink and storage cabinets. There is also a versatile office space, which can be discreetly closed off with sliding French doors. The dining area is surrounded by large windows and has a walkout to large upper deck with stairs to the lower level, Bose outdoor speakers and gas hook-up. Upstairs you will find the primary bedroom, a true retreat, showcasing a luxurious newly renovated 5-piece en-suite complete with heated floors, soaking tub, massive tiled shower and a generously sized walk-in closet. The upper floor also offers two additional well-appointment bedrooms both flooded with natural light, plus a stunning bonus room. The fully developed basement is a haven for relaxation and entertainment, featuring two large dens, that can easily be converted into bedrooms, 3-piece bathroom with a beautiful stone tile walk in shower, spacious living room area and the be...

4pc Bathroom 10.50 Ft x 5.17 Ft  
5pc Bathroom 11.08 Ft x 14.08 Ft  
Bedroom 11.58 Ft x 10.50 Ft  
Bedroom 11.42 Ft x 10.50 Ft  
Family room 14.33 Ft x 19.92 Ft  
Primary Bedroom 17.08 Ft x 13.92 Ft

Office 13.33 Ft x 13.67 Ft  
Recreational, Games room 23.17 Ft x 13.17 Ft  
Furnace 12.33 Ft x 8.92 Ft  
2pc Bathroom 4.92 Ft x 4.92 Ft  
Breakfast 9.00 Ft x 11.92 Ft  
Dining room 15.58 Ft x 14.58 Ft

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

Listing Presented By:



Originally Listed by:  
Greater Property Group

<http://www.brittanykilroe-realty.com/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)

**Other** 10.50 Ft x 8.33 Ft

**3pc Bathroom** 8.58 Ft x 4.83 Ft

**Other** 10.33 Ft x 9.17 Ft

**Den** 19.83 Ft x 12.67 Ft

**Foyer** 5.42 Ft x 8.33 Ft

**Laundry room** 8.83 Ft x 8.25 Ft

**Living room** 13.33 Ft x 14.42 Ft