



# 111 Mahogany Bay Calgary Alberta

\$2,300,000

Welcome to this rare opportunity to own a breathtaking architectural masterpiece built by renowned Calbridge Homes on Calgary's largest lake community. This former lottery home was professionally designed and furnished not just to meet the needs of the modern family but to provide an absolutely elevated quality of life. This home is spacious, timeless, and unique. Be welcomed by stepping into the grand entryway that leads into the stunning open kitchen, living room and formal dining area. Expansive south facing windows and large partially covered deck provide the picturesque lakefront views. The kitchen with custom crafted cabinetry, upgraded stone countertops and top of the line appliances comes with an additional butlers pantry with wine storage and additional full secondary pantry. From family gatherings to all out events, entertaining of all kinds is a breeze. The main floor also offers an elevated office space, half bathroom and a large functional mudroom located off one of the 2 attached garages. The upper level continues to impress with a unique breezeway looking down into the kitchen and several skylights making it bright and welcoming. The luxurious primary suite is spectacular with a wall of windows, private sundeck the spectacular views of the lake and mountains. The ensuite bathroom offers a freestanding soaker tub, separate vanities, and large steam shower. The upper level consists of an additional 2 bedrooms with walk in closets, full bathroom, large laundry room with sink and storage and large bonus room that was originally planned to be a 4th bedroom. In the beautiful walkout lower level you will find a well-appointed theatre room featuring tiered cinema-style seating and even fresh popcorn from the popcorn machine! There is a full bathroom, wet-room to house all your water sports equipment and a fitness studio. A recent upgrade was made adding a so...

Media 17.00 Ft x 24.00 Ft  
 Exercise room 8.83 Ft x 13.25 Ft  
 Other 10.50 Ft x 17.25 Ft  
 Furnace 17.58 Ft x 18.75 Ft  
 3pc Bathroom 7.50 Ft x 11.25 Ft  
 Other 10.92 Ft x 12.75 Ft

Office 7.92 Ft x 11.75 Ft  
 Other 6.58 Ft x 7.67 Ft  
 2pc Bathroom 5.58 Ft x 6.58 Ft  
 Laundry room 7.42 Ft x 7.92 Ft  
 Bonus Room 13.92 Ft x 15.00 Ft  
 Primary Bedroom 12.92 Ft x 14.92 Ft

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

Listing Presented By:



Originally Listed by:  
Real Broker



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

**Kitchen** 12.75 Ft x 20.25 Ft  
**Dining room** 12.92 Ft x 13.92 Ft  
**Living room** 16.08 Ft x 16.92 Ft  
**Other** 5.50 Ft x 11.00 Ft

**Bedroom** 10.83 Ft x 11.92 Ft  
**Bedroom** 10.08 Ft x 13.17 Ft  
**4pc Bathroom** 5.33 Ft x 8.83 Ft