



## 318 Mahogany Manor Calgary Alberta

\$965,000

Welcome to this stunning executive bungalow in the sought-after community of Mahogany, where refined living meets exceptional comfort. This meticulously maintained home is designed for those who appreciate the finer things in life, offering a perfect blend of luxury, convenience, and a relaxed estate-style ambiance. As you enter, you'll be greeted by a bright and spacious main floor with soaring ceilings, a skylight that floods the space with natural light, and neutral tones that create a calm and welcoming atmosphere. The living room features built-in speakers, allowing you to effortlessly enjoy your favourite tunes with just a tap on your phone. Automated shades provide added convenience, adjusting to your preferences with ease. The under-soffit Gem Lights offer a customizable mood, allowing you to choose the perfect hue for any occasion. The main floor also includes a large primary bedroom with ample closet space and an elegant, spa-like ensuite. A second bathroom ensures comfort and convenience for guests or family. Downstairs, the fully developed lower level provides a wealth of additional living space, with two generously sized bedrooms, a cozy TV area, and a roughed-in wet bar, perfect for entertaining. Storage space is abundant, and the home is equipped with a water softener for added luxury. The home's double garage includes an electric car plug-in service, catering to the modern homeowner's needs. Pride of ownership is evident throughout the home, which showcases careful attention to detail and superior craftsmanship. Residents of Mahogany are treated to a picturesque lake, walking paths, and a wide array of amenities, ensuring there is always something to do or enjoy. Whether you're relaxing at home or exploring the community, this property offers the best of both worlds—creature comforts in an estate-style setting. Don't miss the opportunity to make this exc...

Recreational, Games room 22.00 Ft x 17.42 Ft

Bedroom 11.83 Ft x 10.75 Ft

Bedroom 11.83 Ft x 11.83 Ft

4pc Bathroom Measurements not available

Living room 17.67 Ft x 16.83 Ft

Kitchen 17.08 Ft x 9.67 Ft

Dining room 12.67 Ft x 8.67 Ft

Office 11.42 Ft x 8.92 Ft

Laundry room 12.42 Ft x 11.08 Ft

Primary Bedroom 13.67 Ft x 12.92 Ft

5pc Bathroom Measurements not available

2pc Bathroom Measurements not available

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

Listing Presented By:



Originally Listed by:  
CIR Realty

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



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)