



## 76 Mahogany Manor Calgary Alberta

\$1,099,900

Open House: Oct 5th: 130pm - 330pm. \*Watch the video\* Welcome to your dream home in the prestigious "WATERS" of Mahogany just steps away from your private entrance to the beach. This STUNNING LUXURIOUS 6 BEDROOMS ESTATE HOME offers a lifestyle like no other. This exceptional Calbridge-built two-storey home sits on a premium playground-facing lot, showcasing unparalleled elegance comfort with OVER 3900 SQ FT of functional living space. Estate Area | 6 Bedrooms | 3.5 Bathrooms | Main Floor Den | 4 Bedrooms Up + Bonus R | Finished Basement | West Backyard. Upon entering, you'll be greeted by a spacious foyer with an open-to-below staircase. The massive main floor boasts a versatile den, perfect for a home office or an additional bedroom. The chef's dream kitchen features granite countertops, stainless steel appliances, an elegant backsplash, ample counter space, plenty of cabinets, a huge center island with drawers & cabinets, under-cabinet lighting, false ceilings with pot lights, & a corner butler's pantry with built-in cabinets and countertop. The bright and sunny west-facing living room offers a cozy gas fireplace for those chilly winter nights, while the adjacent spacious dining area comfortably accommodates 8-10 seats. Walking upstairs is a treat for all families, as the staircase is beautifully adorned with three windows, filling the area with natural light. You'll find a spacious and airy bonus room, ideal for movie nights and gatherings and 4 BIG BEDROOMS. The master bedroom is a rare gem, featuring 10-foot ceilings and tall windows overlooking the playground. It easily fits a king bed with a seating area. The spa-like ensuite includes dual vanities, a standalone tub, a glass shower, a private toilet, and a massive walk-in closet. Additionally, there are three generously sized bedrooms, each able to fit a queen or king bed, a shared bathroom with private acce...

4pc Bathroom 6.42 Ft x 10.33 Ft  
4pc Bathroom 13.75 Ft x 14.33 Ft  
Bedroom 11.00 Ft x 14.33 Ft  
Bedroom 10.92 Ft x 14.08 Ft  
Bedroom 10.92 Ft x 11.75 Ft  
Bonus Room 14.83 Ft x 14.75 Ft

Bedroom 9.92 Ft x 10.33 Ft  
Recreational, Games room 17.75 Ft x 23.75 Ft  
2pc Bathroom 7.58 Ft x 5.33 Ft  
Dining room 14.08 Ft x 15.50 Ft  
Foyer 9.50 Ft x 6.75 Ft  
Kitchen 13.42 Ft x 13.25 Ft

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

Listing Presented By:



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**Real Estate Professionals Inc.**

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

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

Laundry room 11.00 Ft x 7.25 Ft

Primary Bedroom 14.83 Ft x 16.00 Ft

4pc Bathroom 8.92 Ft x 5.50 Ft

Bedroom 9.92 Ft x 10.67 Ft

Living room 14.50 Ft x 13.92 Ft

Other 6.42 Ft x 7.25 Ft

Den 9.42 Ft x 9.08 Ft