



REALTOR®



# 11 Mahogany Cape Calgary Alberta

\$1,249,900

Welcome to this stunning Morrison-built estate home, located in the coveted lake community of Mahogany! Designed with exceptional care and thoughtful upgrades throughout, this home truly exemplifies luxury living. Step inside to discover an airy, spacious layout, enhanced by soaring ceilings and premium finishes. The Chef's Kitchen is a culinary dream, complemented by a second butler kitchen with a walk-in pantry--perfect for keeping the main space pristine while preparing elaborate meals with ease. The expansive primary bedroom offers a serene retreat, featuring impressive vaulted ceilings and a spa-like ensuite with top-tier finishes, including ambient undermount lighting. A generously sized walk-in closet ensures ample storage for your wardrobe needs. Two well-appointed secondary bedrooms provide comfort and privacy for family or guests, while a vaulted bonus room adds grandeur and flexible living space to the second floor. Practicality meets elegance with custom Hunter Douglas window coverings, a Level 2 EV charger in the garage, and maintenance-free landscaping in both the front and back yards. The backyard is a peaceful oasis, designed for minimal upkeep with artificial turf and a tranquil waterfall feature. For adventurers, there is RV parking to accommodate your lifestyle. The fully developed, legal basement suite is a standout feature, offering incredible flexibility. With its private entrance, one bedroom, two full bathrooms (one featuring a smart toilet), and a dedicated furnace and ventilation system, it's the perfect solution for rental income, a mortgage helper, or a private space for independent older kids or extended family. The garage is equipped with gas and electric rough-ins for heating, along with hot and cold water hookups, ready for any future utility needs. Located just a short walk from your private dock and all the amenities that Mahogany has ...

Kitchen 13.00 Ft x 7.58 Ft

Recreational, Games room 23.17 Ft x 21.83 Ft

3pc Bathroom 4.83 Ft x 9.33 Ft

Bedroom 19.75 Ft x 10.08 Ft

4pc Bathroom 5.00 Ft x 8.08 Ft

Furnace 13.83 Ft x 9.33 Ft

Kitchen 11.33 Ft x 15.33 Ft

Other 7.75 Ft x 5.33 Ft

2pc Bathroom 4.92 Ft x 4.83 Ft

Other 9.17 Ft x 10.08 Ft

Family room 17.92 Ft x 21.17 Ft

Primary Bedroom 15.08 Ft x 16.33 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Foyer 10.17 Ft x 6.33 Ft

Office 10.08 Ft x 11.08 Ft

Living room 14.75 Ft x 15.75 Ft

Dining room 9.42 Ft x 15.33 Ft

Bedroom 13.17 Ft x 10.33 Ft

Bedroom 10.58 Ft x 14.58 Ft

4pc Bathroom 4.92 Ft x 10.25 Ft