



# 226 Mahogany Manor Calgary Alberta

\$2,399,900

Welcome to luxury lakefront living in Mahogany! This stunning former showhome by Calbridge Homes offers over 5,000 square feet of meticulously designed living space. Nestled on Mahogany Lake, this south-facing residence boasts a private dock and exudes modern rustic charm. Fully furnished with high-end finishings and decor, it's ready for you to move in and enjoy. Step into the grand entrance and be welcomed by an open-concept layout adorned with hardwood flooring throughout. The gourmet kitchen features a large island with stone countertops and a breakfast bar, complemented by a top of the line stainless steel appliance package. This includes two built-in refrigerators, a convection wall oven & microwave, gas cook top, hood fan with warming lamps, and ample cabinetry with built-in lighting. The living area is a masterpiece with its 15' ceiling, accent wall, torch-style gas fireplace, and full-height windows that provide an abundance of natural light. Enjoy dining in a comfortable area with access to a wrap-around deck complete with a built-in Napoleon BBQ and spiral staircase. The main level also includes an office with a sliding barn door, a 2 piece bath, and a mudroom with access to the triple car garage with heated floor. Ascend the open riser staircase to discover two skylights illuminating the hallway. The luxurious primary bedroom features a private balcony overlooking the lake, a spa-like ensuite with a tempered glass & tile shower with steam function, a free-standing tub, and a spacious walk-in closet. The upper level also includes a bonus room with a large window, laundry room with sink & built-in storage, two additional spacious bedrooms, and a 4-piece bathroom. The fully finished walk-out basement is designed for entertainment, featuring a cozy family room, games area with wet bar, patio foyer with wet bar, and a recreation room with interior slider doors....

Bonus Room 15.42 Ft x 14.92 Ft  
 Primary Bedroom 16.42 Ft x 14.42 Ft  
 5pc Bathroom 17.83 Ft x 16.50 Ft  
 Bedroom 11.92 Ft x 11.42 Ft  
 Bedroom 11.92 Ft x 11.42 Ft  
 Laundry room 8.92 Ft x 8.75 Ft

Other 12.67 Ft x 11.17 Ft  
 Storage 11.17 Ft x 6.58 Ft  
 3pc Bathroom 11.25 Ft x 9.83 Ft  
 Living room 18.42 Ft x 18.42 Ft  
 Kitchen 26.00 Ft x 15.42 Ft  
 Dining room 15.33 Ft x 14.42 Ft

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Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

4pc Bathroom 8.92 Ft x 5.33 Ft

Family room 20.58 Ft x 16.00 Ft

Recreational, Games room 18.25 Ft x 17.50 Ft

Foyer 9.33 Ft x 8.42 Ft

Foyer 13.25 Ft x 10.25 Ft

Other 7.92 Ft x 7.83 Ft

Office 14.58 Ft x 9.08 Ft