



6 Mahogany Cove Calgary Alberta

\$1,295,000

****5 BEDS | 3.5 BATHS | WALKING DISTANCE TO THE LAKE | FINISHED BASEMENT | SEPARATE REAR ENTRANCE | WEST-FACING BACKYARD | DESIGNER UPGRADES | NEW HOME WARRANTY**.** Beat the heat this summer with this stunning NEW ESTATE HOME that is walking distance to Lake Mahogany. Welcome to 6 Mahogany Cove SE, a MODERN estate home offering over 4,000 SQ-FT. of developed living space, with plenty of room for the whole family. Step inside to an open layout bathed in natural light, thanks to ABUNDANT WINDOWS on the south and west-facing sides. The upgraded luxury vinyl plank flooring adds a touch of elegance, while the impeccably designed kitchen boasts a large island, gas range, and butler's pantry--perfect for entertaining and family meals. The great room features a statement piece LINEAR GAS FIREPLACE framed by built-ins. Flanking an elegant dining room, A PRIVATE HOME OFFICE offers a quiet retreat for work or study. Upstairs (9' CEILINGS), the spacious master bedroom features a spa-like ensuite with a STEAM SHOWER, complemented by three additional bedrooms, a large bonus room, main bath, and convenient laundry room. The fully FINISHED BASEMENT (also 9' feet ceilings), with its walkup rear entry, includes a large rec area, an extra bedroom, and a bath--ideal for guests or teenagers. Plus, loads of storage space. Enjoy peace of mind with a NEW HOME WARRANTY, a \$1500 LANDSCAPING CREDIT, and a host of modern conveniences like a smart garage door opener, alarm system, upgraded gas BBQ line, prewired solar panels, an upgraded water softener, and a state-of-the-art TANKLESS WATER HEATER. Backing onto a walking path that leads to the lake, this home is right next to a new park with large PLAYGROUND and all the urban amenities at Westman Village. Experience the best of Mahogany, with its pristine BEACHES, lake house facility, SCHOOLS, parks, pathways, and all the shops, ...

4pc Bathroom 8.92 Ft x 6.92 Ft

Bedroom 10.33 Ft x 9.75 Ft

Recreational, Games room 29.75 Ft x 32.42 Ft

Storage 9.67 Ft x 9.25 Ft

Furnace 10.42 Ft x 10.92 Ft

Other 8.67 Ft x 7.83 Ft

Office 8.58 Ft x 7.67 Ft

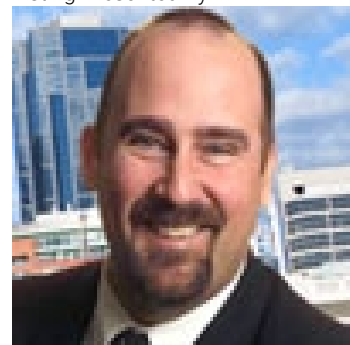
4pc Bathroom 10.25 Ft x 15.42 Ft

5pc Bathroom 11.50 Ft x 5.58 Ft

Bedroom 11.92 Ft x 11.17 Ft

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Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

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

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

2pc Bathroom 4.92 Ft x 4.92 Ft

Dining room 15.50 Ft x 11.67 Ft

Foyer 5.92 Ft x 13.33 Ft

Kitchen 10.00 Ft x 16.83 Ft

Living room 15.50 Ft x 15.33 Ft

Bedroom 11.08 Ft x 11.08 Ft

Bedroom 12.00 Ft x 11.25 Ft

Family room 15.50 Ft x 15.92 Ft

Primary Bedroom 15.17 Ft x 13.50 Ft