



94 Mahogany Cove Calgary Alberta

\$1,499,900

Welcome to an exceptional walkout bungalow in the highly sought-after lake community of Mahogany, where beautiful design, generous living spaces and an incredible setting come together to create a truly special home. Offering over 1,700 sq. ft. on the main level plus more than 1,600 sq. ft. in the fully developed walkout, this impressive property provides over 3,300 sq. ft. of beautifully designed living space with spectacular views that immediately capture your attention. Step through the spacious foyer and discover a private main-floor office before entering the bright, open-concept heart of the home. The stunning kitchen is designed for both entertaining and everyday living, featuring an oversized island, extensive cabinetry, beautiful countertops, stainless steel appliances and a walk-through pantry enhanced with custom pull-out shelving. The kitchen flows effortlessly into the dining and living areas, where soaring ceilings, a striking fireplace and expansive windows showcase the remarkable lake views beyond. Step onto the large balcony and it becomes easy to imagine morning coffee, summer dinners or simply relaxing while overlooking the water and surrounding community. The primary retreat is equally impressive, offering the same beautiful outlook along with a luxurious five-piece ensuite and an exceptional walk-in closet featuring custom built-in shelving and dressers. Main-floor laundry and convenient access to the double attached garage complete this thoughtfully planned level. The fully developed walkout adds more than 1,600 sq. ft. of outstanding additional living space and is made for entertaining, with a spacious family and recreation area, built-in wet bar, three additional bedrooms and two full four-piece bathrooms—ideal for family, guests or extended stays. Walk directly outside to the lower patio and beautifully designed backyard, where multiple ou...

Family room 13.75 Ft x 17.17 Ft

Recreational, Games room 22.50 Ft x 12.25 Ft

Bedroom 10.92 Ft x 12.75 Ft

Bedroom 12.25 Ft x 15.50 Ft

Bedroom 10.83 Ft x 12.17 Ft

Furnace 14.50 Ft x 9.25 Ft

Dining room 11.58 Ft x 14.67 Ft

Kitchen 12.33 Ft x 21.33 Ft

Primary Bedroom 13.00 Ft x 14.92 Ft

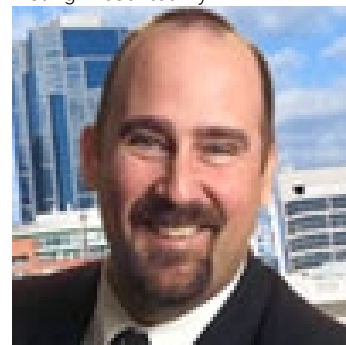
Office 7.00 Ft x 11.42 Ft

Laundry room 6.92 Ft x 6.42 Ft

Foyer 12.00 Ft x 10.75 Ft

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Listing Presented By:



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4pc Bathroom	5.17 Ft x 9.58 Ft	5pc Bathroom	10.42 Ft x 13.67 Ft
4pc Bathroom	6.83 Ft x 8.42 Ft	2pc Bathroom	3.25 Ft x 7.25 Ft
Other	4.75 Ft x 9.67 Ft	Other	10.42 Ft x 11.67 Ft
Living room	14.50 Ft x 16.50 Ft		