



95 Mahogany Manor Calgary Alberta

\$1,125,000

Perfectly positioned directly across from Mahogany's coveted West Beach gate and steps from a family park, this Baywest estate home blends size, luxury, and lifestyle in Calgary's most award-winning lake community. Offering almost 3,150 sq ft and 4 bedrooms above grade, this property is designed for those who want space without compromise: oversized bedrooms, a bright bonus room wired with in-ceiling surround speakers and CAT5, and a stunning primary suite featuring a walk-in closet, spa-like ensuite with heated floors, and private retreat-like feel. Convenience is built in with an upper-level laundry room complete with sink, built-in cabinetry, and extra storage, making busy family life effortless. The main level combines functionality with sophistication: a chef's kitchen with wall oven, gas cooktop, updated stainless steel appliances, and a butler's pantry that doubles as a prep hub or barista-worthy coffee station, all flowing into the dining and living area complete with a warm fireplace as the centerpiece. A fantastic covered back patio with built-in BBQ line extends your living space outdoors for cozy summer nights. A dedicated main-floor office creates a true work-from-home solution. Premium upgrades elevate every corner: Duette top-down/bottom-up blinds, smart lighting throughout, two furnaces with zoned A/C, a Vacuflow system, and a premium Kinetico water treatment system with water softener, all supported by recently serviced mechanicals for peace of mind. The lower level, with high ceilings and a roughed-in fifth bedroom, is ready for your future vision; add a sixth bedroom and still have room to create a recreation haven. Outside, the oversized double garage with bump-out offers ample room for tools, bikes, or toys. Beyond the walls, Mahogany sets the stage for Calgary's best lifestyle: a 63-acre freshwater lake, private beaches, skating, swimming, pad...

Kitchen 12.67 Ft x 12.33 Ft

Living room 15.50 Ft x 15.83 Ft

Dining room 17.00 Ft x 14.92 Ft

Office 12.17 Ft x 12.83 Ft

2pc Bathroom 5.75 Ft x 5.08 Ft

Other 8.08 Ft x 7.08 Ft

Other 13.42 Ft x 6.00 Ft

5pc Bathroom 13.42 Ft x 11.67 Ft

Bedroom 10.42 Ft x 18.42 Ft

Bedroom 10.42 Ft x 20.67 Ft

Bedroom 11.58 Ft x 16.08 Ft

Bonus Room 15.33 Ft x 16.50 Ft
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Foyer 7.50 Ft x 12.25 Ft

4pc Bathroom 9.67 Ft x 7.42 Ft

Primary Bedroom 17.08 Ft x 15.50 Ft

Laundry room 13.42 Ft x 8.67 Ft