



# 95 Mahogany Manor Calgary Alberta

\$1,099,900

Located in the established estate area of Mahogany Waters, directly across from the private West Beach gate for lake access and just steps to a park, this impressive Baywest home offers the ideal blend of size, comfort, and lifestyle, along with the added benefit of quick access in and out of the community. Step inside to a spacious and welcoming tiled entryway that sets the tone for the rest of the home. With nearly 3,200 sq ft above grade, this home offers exceptional space and a bright, airy feel thanks to large windows that allow natural light to pour throughout the main living areas. The main floor is thoughtfully designed for both everyday living and entertaining, featuring a dedicated office that can easily function as a fifth bedroom. The open concept layout seamlessly connects the kitchen, dining, and living areas, creating an inviting space for family and guests. The kitchen is equipped with granite countertops, two toned upgraded cabinetry, a gas cooktop, wall oven, stainless steel appliances, and a butler's pantry that functions as a prep space and additional storage. The large dining and living areas are anchored by a warm, inviting fireplace, while the covered back patio extends your living space outdoors. The main floor also features a large mudroom and powder room for added functionality. Upstairs, you'll find four generously sized bedrooms and a bright, versatile bonus room with in ceiling surround sound. A beautiful upgraded railing enhances the staircase and upper hall, adding an elegant architectural touch while allowing even more natural light to flow through the home. The primary suite is a true retreat, offering a large walk in closet and an ensuite complete with heated floors, a soaker tub, tiled shower, and dual sinks. An upper level laundry room with a sink, cabinetry, and additional storage adds everyday convenience. The lower level prese...

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Bedroom 11.42 Ft x 16.00 Ft

Bedroom 10.33 Ft x 18.25 Ft

Bedroom 10.25 Ft x 20.67 Ft

Primary Bedroom 17.00 Ft x 23.67 Ft

Bonus Room 15.25 Ft x 22.75 Ft

5pc Bathroom Measurements not available

Laundry room 13.25 Ft x 8.50 Ft

Dining room 16.92 Ft x 14.50 Ft

Kitchen 13.67 Ft x 13.25 Ft

Living room 15.33 Ft x 15.92 Ft

Office 12.17 Ft x 12.83 Ft

2pc Bathroom Measurements not available

