

# \$1,370,000 - 243 Mahogany Landing Se, Calgary

MLS® #A2218284

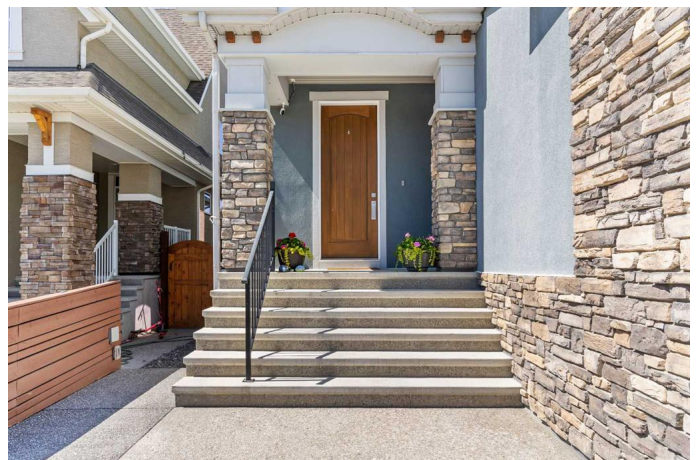
**\$1,370,000**

5 Bedroom, 4.00 Bathroom, 2,781 sqft

Residential on 0.13 Acres

Mahogany, Calgary, Alberta

5 BEDROOMS | 3 1/2 BATHROOMS | 2-STOREY | 3,924 SQFT OF LIVING SPACE | OVERSIZED DOUBLE ATTACHED GARAGE | WALKOUT BASEMENT | SEMI-PRIVATE LAKE ACCESS | Welcome to this stunning 2-storey home in the desirable Mahogany Lake community, offering 3,924 sqft of total living space with large windows throughout and 5 spacious bedrooms and 3.5 bathrooms. The main floor features a grand foyer that leads to a large open concept living area opening onto a spacious back deck overlooking the well manicured backyard. The living room features a gas fireplace with stone mantle, built-in cabinetry and large windows allowing an abundance of natural light into the space, creating a perfect space for relaxation or entertaining. The chef's kitchen includes a large island with breakfast bar, quartz countertops, and a walk-through pantry, while the adjacent dining area provides a great space for family meals. The walk-through pantry leading to the mudroom provides convenience when bringing groceries in from the garage. As you make your way upstairs, you are greeted with a cozy family room and glass enclosed office. The generous master suite features a 5-piece ensuite with a soaker tub, large walk-in shower, and dual vanity. Two additional large bedrooms, one with a walk-in closet, share a well-appointed 4-piece bathroom. The upper level also includes a spacious laundry room with a sink and plenty of storage for added convenience. The fully



finished walkout basement offers a large recreation room wired for a projector, a wet bar, and an exercise room, making it perfect for family activities. A 3-piece bathroom and two additional bedrooms complete this level. The expansive double attached oversized garage has the potential for a triple setup with ample 11'4" x 21'3" side storage area and 14'5" height providing the ability to add stackers for the ultimate car enthusiasts. This home also includes a brand new furnace, central air conditioning, oversized hot water tank, CAT 5, sump pump, is roughed in for vacuflo and is wired for a sound system. Outside, you'll enjoy a beautifully landscaped backyard with turf and concrete patio, perfect for maintenance free outdoor living. The home offers shared access and is just a short walk to the lake's dock. Located in a quiet cul-de-sac, close to parks, schools, and shopping, this home is a rare find. Don't miss out—schedule your showing today!

Built in 2015

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218284    |
| Price          | \$1,370,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,781       |
| Acres          | 0.13        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 243 Mahogany Landing Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 1V8                 |

### **Amenities**

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Beach Access, Park, Playground, Racquet Courts |
| Parking Spaces | 4                                              |
| Parking        | Double Garage Attached, Oversized, See Remarks |
| # of Garages   | 2                                              |

### **Interior**

|                   |                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound, Bidet |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer, Window Coverings                                                                                         |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                                                             |
| Fireplaces        | Electric                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                           |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                      |

### **Exterior**

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | BBQ gas line, Dog Run, Lighting                |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, See Remarks |
| Roof              | Asphalt Shingle                                |
| Construction      | Stucco                                         |
| Foundation        | Poured Concrete                                |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 2             |
| Zoning         | R-G           |

|                |     |
|----------------|-----|
| HOA Fees       | 946 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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