

\$1,345,000 - 243 Mahogany Landing Se, Calgary

MLS® #A2232964

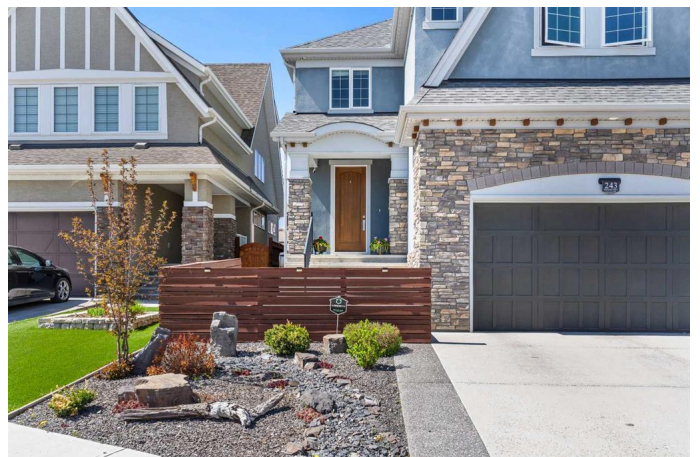
\$1,345,000

6 Bedroom, 4.00 Bathroom, 2,781 sqft

Residential on 0.13 Acres

Mahogany, Calgary, Alberta

6 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® # | A2232964 |
| Price | \$1,345,000 |
| Bedrooms | 6 |
| 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 | June 20th, 2025 |
| Days on Market | 22 |
| Zoning | R-G |

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

Listing Details

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

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