

# \$1,299,900 - 214 Mahogany Bay Se, Calgary

MLS® #A2223772

**\$1,299,900**

4 Bedroom, 4.00 Bathroom, 3,089 sqft

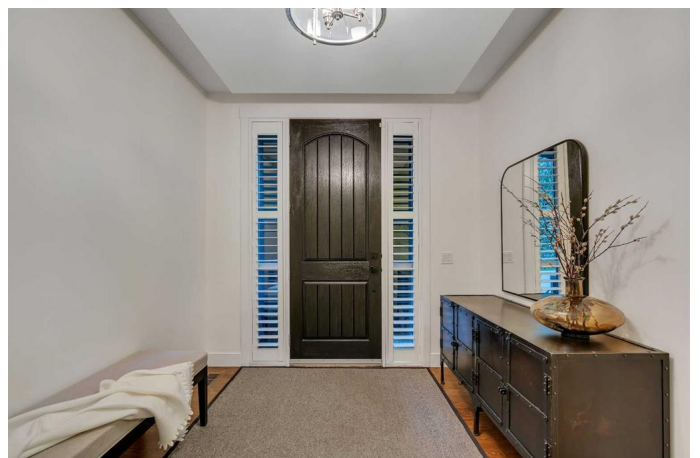
Residential on 0.13 Acres

Mahogany, Calgary, Alberta

Tucked away in a quiet pocket of SE Calgary, this north-facing home offers a rare combination of privacy and thoughtful design, backing directly onto a private lake pathway.

From the moment you step through the spacious entryway, you're greeted by a sense of openness and flow. The main floor features a stunning open-to-above space that creates a bright, airy atmosphere, with the dining area perfectly placed to take advantage of the soaring ceiling. Just beyond, the living room with its cozy fireplace offers a warm place to relax, while the kitchen is well-equipped for both everyday life and

entertaining—complete with a large island, Quartz counters, and a built-in drink and coffee station. Hardwood floors add warmth and durability throughout the main level. A sliding barn door opens to a quiet office space, and a convenient half bath rounds out the main floor. Step outside to a south-facing backyard retreat with mature landscaping, a hot tub, large PVC deck, and a pergola with a privacy screen—ideal for summer gatherings. In-ground sprinklers, landscape lighting, a fire table with gas line, and a Custom Shed Solutions shed enhance the space. Upstairs, French Doors open to the primary suite, flooded with natural light and featuring a spacious ensuite and walk-in closet. Two additional bedrooms, a full bathroom, and a versatile bonus room provide plenty of space for family life or guests. The builder-developed basement adds even more living space with a



large rec room perfect for a pool table! A built-in home theatre in the cozy second living area, a developed wet bar, an extra bedroom, and a full bathroom next to a flexible workout or storage room all further enhance the basement. Comfort upgrades include dual air conditioning units and a full water softener and filtration system, and built in Sonos speakers on the main floor and outside. This home offers comfort, space, and privacy in a well-established, sought-after community. Residents of Mahogany enjoy private lake access, sandy beaches, scenic walking paths, and a vibrant community atmosphere year-round. With excellent schools, parks, and nearby amenities, Mahogany is the perfect setting for both relaxation and active living.

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2223772    |
| Price          | \$1,299,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,089       |
| Acres          | 0.13        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 214 Mahogany Bay Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3M 0Y1 |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Clubhouse, Playground, Park |
| Parking Spaces | 4                           |
| Parking        | Double Garage Attached      |
| # of Garages   | 2                           |
| Waterfront     | Beach Access, Lake          |

### Interior

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s), Wet Bar, Wired for Sound                                                                                          |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Oven-Built-In, Garburator |
| Heating           | Forced Air                                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                                                       |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Lighting                                                      |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Landscaped, Other, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Stone, Stucco                                                                       |
| Foundation        | Poured Concrete                                                                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 25             |
| Zoning         | R-G            |
| HOA Fees       | 901            |
| HOA Fees Freq. | ANN            |

### Listing Details

Listing Office

RE/MAX Realty Professionals

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