

## 485 Mahogany Manor SE Calgary, Alberta

MLS # A2224401



# \$989,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,872 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Greenbelt, Landscaped,		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** None

LAKE LIFE MEETS LUXURY | SOUTH BACKING ONTO GREENBELT | SEMI-PRIVATE DOCK ACCESS | FINISHED BASEMENT WITH WET BAR | HEATED GARAGE WORKSHOP | PRIDE OF OWNERSHIP THROUGHOUT Welcome to 485 Mahogany Manor SE, a beautifully maintained and thoughtfully upgraded home in one of Calgary's most sought-after lake communities. Backing directly onto a greenbelt with pathway access leading to the semi-private Mahogany docks or directly to the beach, this property offers over 3,822 sq ft of developed living space and delivers the perfect balance of comfort, functionality, and lifestyle. Step inside the expansive front foyer with open-to-above ceilings that create a bright and welcoming entrance. The main level features 9' ceilings, rich maple hardwood flooring, and a chef's kitchen with an oversized 50 sq ft island, granite countertops, stainless steel appliances, and a walk-through pantry. The adjacent dining and living spaces are flooded with natural light from the south-facing windows and warmed by a gas fireplace. A main floor office provides an ideal workspace, while the professionally painted interior (2024) adds a fresh, modern feel throughout. Upstairs, the bonus room is wired for 7.1 surround sound — perfect for movie nights. The primary suite impresses with sunken floors, soaring ceilings, a spacious walk-in closet, and a 5-piece ensuite featuring heated floors, granite dual vanities, a standalone tub, and a large walk-in shower. Three additional bedrooms, a full bathroom, and a well-equipped laundry room complete the upper floor. The fully finished basement expands your living space with a large family room, custom wet bar with beverage fridge, full bathroom, space for a home gym or games area, and plenty of storage. It's the perfect setup for entertaining or a teen retreat. Car

enthusiasts and hobbyists will love the oversized heated garage with a 9' door, built-in workbench, and custom cabinetry. Other notable features include dual furnaces, dual A/C units, a Kinetico water softener and dechlorinator, central vacuum system, and abundant closet/storage space throughout. Enjoy direct access to Mahogany's pathway system from your backyard and walk to both Divine Mercy Catholic Elementary and Mahogany School. You're also just a short stroll to Mahogany's semi-private beach and the amenities of Westman Village and Market Square. Homes in this location with this level of care and finish rarely come to market. Book your private showing today and experience the lifestyle that only Mahogany can offer.