

522 Mahogany Manor SE  
Calgary, Alberta

MLS # A2262774

**\$899,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,698 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, High Ceilings, Kitchen Island, Quartz Counters, Wired for Sound		

**Inclusions:** N/A

Step into this thoughtfully designed home in Mahogany and feel the space work for you from the moment you enter. A welcoming front entry leads into a dedicated office—ideal for remote work or study—before opening into a spacious, light-filled main floor with 9' ceilings and rich hardwood floors. The open-concept layout is anchored by a full-height stone fireplace in the living room, complemented by in-ceiling speakers and large windows that bring in sunrise and sunset views. The kitchen is both stylish and highly functional, featuring an oversized island with quartz countertops, upgraded KitchenAid appliances, a marble backsplash, and extended cabinets with crown molding. A generous dining area leads directly to the fully fenced backyard, where a composite deck and stone patio offer low-maintenance outdoor living. The main floor wraps smartly around to a large pantry, mudroom with garage access, and a half bath for convenience. Upstairs, the primary suite offers a quiet retreat with a large ensuite that includes a 10mm glass shower enclosure, a soaker tub, and in-ceiling speakers. Two more bedrooms, an upper-floor laundry room, a full bathroom, and a bonus room (pre-wired for rear speakers) provide plenty of space for any lifestyle. The unfinished basement with 9' ceilings gives you the flexibility to create whatever you need next—whether that's a gym, home theatre, or extra bedrooms. Enjoy the added benefits of private dock access at 151 Mahogany Landing and semi-private beach access. Plus, you will be within walking distance to both Catholic and public elementary schools, and have quick access to two parks within a block of the home. Mahogany is Calgary's premier lake community, offering four-season activities, a private beach, stunning pathways, and a vibrant community feel. With shops, dining, and

recreational amenities all nearby, you'll love the balance of city living and lakeside comfort this neighbourhood provides. You're not just purchasing a home, you're unlocking an entire lifestyle!