

# \$1,475,000 - 50 Mahogany Cove Se, Calgary

MLS® #A2199171

**\$1,475,000**

4 Bedroom, 4.00 Bathroom, 2,627 sqft  
Residential on 0.11 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE SUNDAY APRIL 6, 2025

1:00-3:00PM. If you are looking for the prettiest home in the community, with lake views, you must view this home. If you are looking for curb appeal, greenspace, a short walk to the lake, an easy stroll to shopping, restaurants and easy access out of the community, you must view this home. This home is truly better than new and very gently lived in. As you enter you will notice attention to detail everywhere you look. A large, tiled entrance is the perfect place to greet your family & friends. White oak hardwood flows through the majority of the main level. The office is located near the entrance making this the perfectly private space to work or homeschool. The huge walk-in front closet will help keep everyone organized. Even the 2 piece bathroom is pretty. As you peak around the corner, take a minute to take in the beautiful finishings of not only the kitchen but the towering 2 storey stone fireplace. The kitchen features white cabinets that stretch to the ceiling. There is a gas stove top, built-in oven and built-in convection oven/microwave. The butler's pantry has a ton of cupboards, and it gives you more counter space. It has a clever exit to the mudroom with access to your triple car garage. The dining room was made for entertaining with room for your huge table. Enjoy the ambiance of the double-sided fireplace and beautiful views. The living room has lake views and like the dining room, the soaring ceilings and the fireplace make it so



inviting. Make your way upstairs and here you will find a bonus room that partially opens to below. This clever layout gives this room an open concept feel yet still allows for privacy. The generous secondary bedrooms share a 4 piece bathroom and are located at the back of this level. The laundry room has a sink and plenty of storage. Wait until you see the primary suite! Enter and take two steps down. Notice the vaulted ceiling, gorgeous chandelier and massive walk-in closet. The ensuite is well thought out with vanities on either side of the room, this making it easy for two people to get ready at the same time. If you want a fun space or if you are just simply looking for more room for the kids, check out the walk-out basement. The finishings down here are every bit as beautiful as the main levels. The family room is generous enough for your massive TV and sectional and the games room will easily handle your poker or pool table. The wet bar has a double drawer fridge and freezer with an ice maker. You will also find the 4th bedroom and 4th bathroom down here. The 5th bedroom is framed and ready to be finished. Head outside and enjoy either your upper deck or your lower covered patio. Both offer incredible lake and greenspace views. You will appreciate your low maintenance landscaping, giving you more time at the lake which is only a few minutes down the walking path. Stunning homes in this community, with these views on greenspace rarely come on the market and they certainly do not last.

Built in 2020

### **Essential Information**

MLS® #	A2199171
Price	\$1,475,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,627
Acres	0.11
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	50 Mahogany Cove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2S5

### Amenities

Amenities	Park, Playground, Clubhouse, Recreation Facilities
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone, Dining Room, Double Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, Greenbelt, Lake
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	29
Zoning	R-G
HOA Fees	946
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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