

# \$1,164,900 - 5 Mahogany Manor Se, Calgary

MLS® #A2234678

**\$1,164,900**

3 Bedroom, 3.00 Bathroom, 2,622 sqft

Residential on 0.11 Acres

Mahogany, Calgary, Alberta

Welcome to the Morgan show home by Baywest | Exclusive Mahogany Waters Living with Rare Semi-Private Lake Access – a distinguished Baywest former show home tucked into the heart of Mahogany Waters, one of Calgary’s most exclusive lakefront enclaves. Set on a generous, south-facing lot with green space on two sides, this home is more than a masterpiece of design – it’s a gateway to a lifestyle rarely found. Imagine morning walks along meandering pathways just steps from your back gate, where direct, semi-private lake access leads you to Mahogany’s coveted West Beach. With easy adjacent access, this hidden connection is shared only by a select group of homes in Mahogany Waters – offering a peaceful, privileged path to swimming, paddleboarding, skating, and four-season lakeside living. It’s a benefit few enjoy, and one you’ll come to cherish every day. The home itself is a seamless fusion of craftsmanship and comfort, offering over 2,600 sq ft of air-conditioned living space, a heated double garage, and thoughtful touches at every turn. Rich exterior detailing – including stone accents, Hardie Board trim, and a full-width concrete driveway – sets the stage for what awaits inside. Step through the front entry and you’re greeted by soaring 18’ ceilings in the great room, where a full-height stone fireplace anchors the space and expansive windows frame tranquil views of green space behind. A private front den with curved entry



and French pocket doors provides an ideal home office or reading space. At the heart of the home lies a stunning kitchen, designed for both function and beauty. Featuring a massive central island with raised bar seating, quartz countertops, top-tier stainless appliances, custom cabinetry with crown moulding, under-cabinet lighting, and a sleek designer hood fan, this space is built for gathering and sharing. The adjoining dining area is wrapped in windows and elevated ceilings, with unobstructed views of your professionally landscaped stone patio and the greenery that surrounds. The main floor also offers a built-in mudroom with family-friendly open lockers and a dream laundry room, recently renovated with custom wood countertops, industrial-inspired open shelving, stylish tile backsplash and even a laundry chute from upstairs. On the upper level, you'll find three spacious bedrooms and a sunken bonus room. The primary suite is a true retreat, complete with a three-sided fireplace, spa-inspired ensuite with dual vanities, dramatic tilework, stand-alone glass shower, wainscoting, and a large walk-in closet. The 2nd and 3rd bedrooms are generously sized and share a stylish full bathroom. Unfinished lower level offers in-floor heating and a blank canvas for your future vision, with rough-ins ready to go. But it's the location that truly sets this home apart nestled in the prestigious Mahogany Waters estate area, where privacy, nature, and lake access converge. Don't wait too long to live in this perfect location in time for summer!

Built in 2010

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2234678    |
| Price    | \$1,164,900 |
| Bedrooms | 3           |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,622       |
| Acres          | 0.11        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 5 Mahogany Manor Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 0Y3             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Clubhouse, Park, Playground, Recreation Facilities, Recreation Room, Beach Access |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |
| # of Garages   | 2   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan                     |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | In Floor, Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Backs on to Park/Green Space, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Wood Frame                                    |
| Foundation        | Poured Concrete                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 5               |
| Zoning         | R-G             |
| HOA Fees       | 946             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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