

226 Mahogany Bay SE
Calgary, Alberta
MLS # A2270751

\$1,890,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,553 sq.ft.	Age:	2011 (14 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Beach, Pie Shaped Lot		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sauna, See Remarks, Separate Entrance, Soaking Tub, Steam Room, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This lakefront property in the award-winning community of Mahogany enjoys a sunny south exposure and backs onto the West Beach—an outstanding year-round recreational anchor for the community. Situated on a quiet cul-de-sac, this estate-quality luxury home was originally built by Baywest Homes in 2011. Since then, the house has been extensively renovated, and additions were made to increase the total square footage. The result is a truly luxurious, one-of-a-kind residence. The home features four well-sized bedrooms upstairs plus a bonus room, an extremely functional and well-planned main floor with both a flex room and an office, and a sunshine basement that awaits your imagination. Ceiling heights are 10 feet on the main level and 9 feet on both the upper and lower levels, all with flat ceilings. Combined with abundant oversized windows, the home feels incredibly open, bright, and airy. The kitchen, the anchor of the main floor, looks out through massive windows to the glistening lake beyond. Beautiful hardwood floors, stunning white full-height cabinetry with glass accents, a large island finished in a contrasting darker tone, and quartz counters create a timeless and elegant space. The dining area and outdoor balcony offer seamless indoor and outdoor dining options, easily accommodating larger gatherings. The living room, complete with a gas fireplace, benefits from extra windows, while the sizeable mudroom off the double front-drive garage provides ample storage and can be closed off from guests for privacy. A carpeted staircase leads upstairs, where the same carpet continues through the hallways and bonus room. The four upper bedrooms include a spacious primary suite with a view of the lake, large enough to accommodate any furnishings you choose. The spa-like five-piece ensuite offers a soaker tub, double sinks on a raised vanity,

and a walk-in closet generous enough for two. The three additional bedrooms are all well-sized and share a four-piece family bath. The upper-level laundry room is exceptional in size and functionality. The south-facing windows overlook the professionally landscaped yard. Just steps from your backyard, you can access the beach and the water. Recent upgrades include tile over the vinyl deck, a high-end glass railing, a covered deck with a fireplace and outdoor TV, and the home also features two furnaces.