

**151 Mahogany Bay SE**  
**Calgary, Alberta**

**MLS # A2299607**



**\$1,499,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,261 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Back Lane, Pie S		

<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	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** garden sprinklers, Garden lighting, Sauna, Wine fridges, Sound system, Security cameras,

OPEN HOUSE ~ Saturday May2nd ~ 3:00-5:00 | Welcome to one of Mahogany's most prestigious addresses, ideally situated within the exclusive Estate enclave of Mahogany Waters. Set on a quiet cul-de-sac and positioned on a large, private pie-shaped lot, this exceptional residence offers a rare blend of luxury and location. Just two doors from the lake, enjoy semi-private lake access to West Beach via a convenient backyard pathway—placing year-round recreation including swimming, paddle boarding, skating, fishing, beach bbqs, and scenic lakeside walks only moments from your door. This fully finished WALKOUT two-storey estate home offers over 3,260 sq.ft. above grade, complemented by a beautifully developed basement and a TRIPLE ATTACHED GARAGE. Designed to impress, the main level showcases expansive principal rooms, soaring ceilings, and refined finishes throughout. Stunning large-format tile spans the main floor, while a dramatic two-storey, double-sided fireplace creates a striking architectural focal point—elegantly separating the living room from the kitchen and dining nook while adding warmth and ambiance to both spaces. At the heart of the home, the chef-inspired kitchen is outfitted with premium appliances, including a gas cooktop and double wall ovens, along with abundant cabinetry and thoughtful design for both everyday living and entertaining. Seamless access to the rear deck enhances the indoor-outdoor lifestyle. Upstairs, the layout is equally impressive and family-focused, featuring a blend of tile and hardwood flooring throughout the upper-level living spaces, newly installed carpet in the secondary bedrooms, a convenient upper laundry room, and a versatile loft with a cozy sitting nook—perfect for relaxing or gathering. The primary suite is a true retreat, offering generous proportions, a spa-inspired

ensuite, and a large walk-in closet. The fully finished basement continues the home's elevated finish with hardwood flooring throughout, adding warmth and continuity to the expansive recreation room, fourth bedroom, full bathroom, private office or flex space, and extensive storage—ideal for guests, teens, or work-from-home needs. Outside, the landscaped backyard is designed for both relaxation and entertaining, offering multiple outdoor living spaces, gas BBQ hookups, irrigation, and ample room for children and pets to play—all within the privacy of this expansive pie lot. Set within Calgary's premier four-season lake community, residents of Mahogany enjoy exclusive access to two private beaches, a 63-acre freshwater lake, parks, schools, shopping, and dining. And don't miss the stunning natural wetlands and pathways in Mahogany...This is a rare opportunity to own a home where luxury finishes, thoughtful design, and an unbeatable beachside location come together seamlessly. Stunning lake living homes like this one are a rare find so don't wait long. Your summer time at the beach is calling!