

**490 Mahogany Manor SE**  
**Calgary, Alberta**

**MLS # A2290073**



**\$970,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,508 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Pie Shaped 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	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Built-in Ceiling Speakers, Pioneer Sound System in Basement		

\*Open House Saturday, March 21st from 1-3PM\* Welcome to 490 Mahogany Manor SE, a beautifully designed home perfectly positioned JUST MOMENTS FROM BOTH SCHOOLS in the established area of MAHOGANY WATERS, enjoy private access to a shared dock and picnic area, this home offers the perfect balance of comfort, lifestyle, and everyday practicality. Step inside to a bright and inviting main floor featuring an open-concept design that seamlessly connects the kitchen, dining, and living areas. The spacious living room provides a warm and welcoming place to relax or entertain, while large windows allow natural light to flow throughout the home. The modern kitchen is well-appointed with ample cabinetry, generous counter space, and a central island that makes meal preparation and hosting effortless. Adjacent to the kitchen, the dining area offers plenty of space for family gatherings or dinner with friends. This level also features a den perfect for a home office or study space, a 2-piece powder room, and a practical mudroom with direct access to the attached garage, keeping daily life organized and efficient. From the main living area, step outside to the BI-LEVEL DECK, ideal for summer barbecues and outdoor relaxation. Upstairs, you'll find a thoughtfully designed upper level with spacious bedrooms and comfortable living space for the whole family. The primary suite serves as a private retreat with room for a king-size bed and additional furnishings, complemented by a walk-in closet and a well-appointed ensuite. Additional bedrooms provide flexibility for children, guests, or a home office setup, while a full bathroom and convenient upper-level laundry add to the functionality of this floor. The fully finished basement expands the home's living space and offers excellent versatility for modern family living. This level provides a large recreation area perfect for a

media room, games space, or additional family lounge. Whether used for entertaining, relaxing, or creating a dedicated workout or hobby space, the finished lower level adds valuable square footage and functionality while still providing room for storage. Located in the heart of Mahogany, one of Calgary's most sought-after lake communities, this home offers an exceptional lifestyle. Residents enjoy access to Mahogany Lake, a stunning 63-acre freshwater lake with private beaches and year-round recreation including swimming, paddleboarding, skating, and more. Just moments away are the community's extensive network of parks, pathways, and natural wetlands, providing scenic spaces to walk, jog, or cycle. The neighbourhood also features over 265 acres of open space, 22 km of pathways, a private Beach Club, playgrounds, sports courts, and vibrant retail districts with shops, restaurants, and everyday conveniences. With schools, parks, shopping, and the South Health Campus all nearby, this home offers not just a place to live—but a true four-season lake community lifestyle. Book your showing today and live by the lake!