

94 Mahogany Cove SE
Calgary, Alberta

MLS # A2349802

\$1,499,900

Division:	Mahogany		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,788 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Gentle Slope		

Heating:	In Floor, Fireplace(s), Forced Air, Solar	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Welcome to an exceptional walkout bungalow in the highly sought-after lake community of Mahogany, where beautiful design, generous living spaces and an incredible setting come together to create a truly special home. Offering over 1,700 sq. ft. on the main level plus more than 1,600 sq. ft. in the fully developed walkout, this impressive property provides over 3,300 sq. ft. of beautifully designed living space with spectacular views that immediately capture your attention. Step through the spacious foyer and discover a private main-floor office before entering the bright, open-concept heart of the home. The stunning kitchen is designed for both entertaining and everyday living, featuring an oversized island, extensive cabinetry, beautiful countertops, stainless steel appliances and a walk-through pantry enhanced with custom pull-out shelving. The kitchen flows effortlessly into the dining and living areas, where soaring ceilings, a striking fireplace and expansive windows showcase the remarkable lake views beyond. Step onto the large balcony and it becomes easy to imagine morning coffee, summer dinners or simply relaxing while overlooking the water and surrounding community. The primary retreat is equally impressive, offering the same beautiful outlook along with a luxurious five-piece ensuite and an exceptional walk-in closet featuring custom built-in shelving and dressers. Main-floor laundry and convenient access to the double attached garage complete this thoughtfully planned level. The fully developed walkout adds more than 1,600 sq. ft. of outstanding additional living space and is made for entertaining, with a spacious family and recreation area, built-in wet bar, three additional bedrooms and two full four-piece bathrooms—ideal for family, guests or extended stays. Walk directly outside to the lower patio and beautifully designed backyard,

where multiple outdoor spaces allow you to take full advantage of this remarkable location. Gather around the firepit, relax on the patio or follow the walkway past the storage shed to your private gate and step directly onto the pathway system surrounding the lake. Solar panels provide an added bonus, helping reduce electricity costs while adding to the home's efficiency. From the impressive interior and expansive outdoor living areas to the unforgettable views and direct connection to Mahogany's lake pathways, this is a home that delivers an exceptional lifestyle in one of Calgary's most desirable lake communities.