$1,649,900 - 146 Mahogany Cove Se, Calgary

MLS® #A2223389

$1,649,900

4 Bedroom, 4.00 Bathroom, 3,073 sqft
Residential on 0.18 Acres

Mahogany, Calgary, Alberta

Open House on May 25 from 1 to 3 PM. Situated on a premier corner lot in Mahogany, this stunning former Calbridge Showhome offers over 4,350 square feet of luxurious living space, overlooking the serene Mahogany Lake with a private gate to the scenic lake boardwalk. With nearly 3,100 square feet above grade, this home features soaring high ceilings throughout, including 9-foot ceilings in all four spacious upstairs bedrooms and a 10-foot ceiling in the expansive bonus room. The living room, open to above, is flooded with natural light through large windows, showcasing breathtaking lake views and the home's prime position among neighboring former showhomes. The east-facing, professionally landscaped backyard, one of the largest in the area, captures abundant morning and daytime sunshine, featuring a spacious deck and patio perfect for entertaining. The gourmet kitchen, equipped with premium KitchenAid showhome appliances, a large pantry, a coffee bar, and ample cabinetry, flows seamlessly into the open-concept living and dining areas, all oriented toward the lake. A formal dining room (or versatile office space) and a stylish powder room complete the main floor. Upstairs, the impressive primary suite boasts a large walk-in closet, a luxurious five-piece ensuite with separate tub and shower, and stunning lake views, complemented by an additional four-piece bathroom serving the other three bedrooms. The fully finished basement

includes a wet bar, gym space, family room, and ample storage. Modern amenities include a Culligan water softening and drinking water system (valued at $6,000 new), a Sonos sound system with speakers in the living room, formal dining, master bathroom, and rough-ins for the patio, two air conditioning units, and a triple attached garage. Steps from the Mahogany Beach Club, a two-minute walk to Mahogany Central Park and playground, and surrounded by connected community trails, this home is also a 5-10 minute walk to schools and a 2-3 minute drive to coffee shops, pubs, grocery stores, medical facilities, restaurants, shopping, and daycare, with the Seton YMCA just six minutes away. Its prime location near 52nd Street and Stoney Trail offers easy access to Deerfoot, making this wide-lot showhome an unparalleled blend of luxury and convenience.

Built in 2016

Essential Information

MLS® #	A2223389
Price	$1,649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,073
Acres	0.18
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	146 Mahogany Cove Se
Subdivision	Mahogany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1V8

Amenities

Amenities	Other
Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s), Wet Bar, Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Washer, Window Coverings, Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Lawn, Level, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2025
Days on Market	1
Zoning	R-G
HOA Fees	973
HOA Fees Freq.	ANN

Listing Details

Listing Office   Real Estate Professionals Inc.