

# \$989,900 - 485 Mahogany Manor Se, Calgary

MLS® #A2224401

**\$989,900**

4 Bedroom, 4.00 Bathroom, 2,872 sqft

Residential on 0.01 Acres

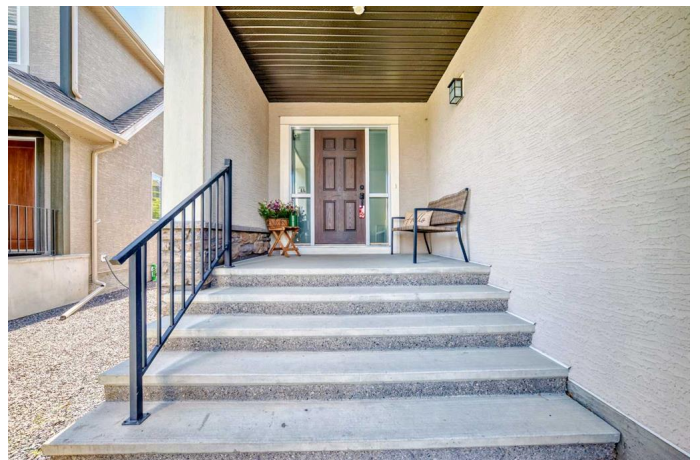
Mahogany, Calgary, Alberta

LAKE LIFE MEETS LUXURY | SOUTH  
BACKING ONTO GREENBELT |  
SEMI-PRIVATE DOCK ACCESS | FINISHED  
BASEMENT WITH WET BAR | HEATED  
GARAGE WORKSHOP | PRIDE OF  
OWNERSHIP THROUGHOUT

Welcome to 485 Mahogany Manor SE, a beautifully maintained and thoughtfully upgraded home in one of Calgary's most sought-after lake communities. Backing directly onto a greenbelt with pathway access leading to the semi-private Mahogany docks or directly to the beach, this property offers over 3,822 sq ft of developed living space and delivers the perfect balance of comfort, functionality, and lifestyle.

Step inside the expansive front foyer with open-to-above ceilings that create a bright and welcoming entrance. The main level features 9' ceilings, rich maple hardwood flooring, and a chef's kitchen with an oversized 50 sq ft island, granite countertops, stainless steel appliances, and a walk-through pantry. The adjacent dining and living spaces are flooded with natural light from the south-facing windows and warmed by a gas fireplace. A main floor office provides an ideal workspace, while the professionally painted interior (2024) adds a fresh, modern feel throughout.

Upstairs, the bonus room is wired for 7.1 surround sound – perfect for movie nights.



The primary suite impresses with sunken floors, soaring ceilings, a spacious walk-in closet, and a 5-piece ensuite featuring heated floors, granite dual vanities, a standalone tub, and a large walk-in shower. Three additional bedrooms, a full bathroom, and a well-equipped laundry room complete the upper floor.

The fully finished basement expands your living space with a large family room, custom wet bar with beverage fridge, full bathroom, space for a home gym or games area, and plenty of storage. It's the perfect setup for entertaining or a teen retreat.

Car enthusiasts and hobbyists will love the oversized heated garage with a 9' door, built-in workbench, and custom cabinetry. Other notable features include dual furnaces, dual A/C units, a Kinetico water softener and dechlorinator, central vacuum system, and abundant closet/storage space throughout.

Enjoy direct access to Mahogany's pathway system from your backyard and walk to both Divine Mercy Catholic Elementary and Mahogany School. You're also just a short stroll to Mahogany's semi-private beach and the amenities of Westman Village and Market Square.

Homes in this location with this level of care and finish rarely come to market. Book your private showing today and experience the lifestyle that only Mahogany can offer.

Built in 2013

**Essential Information**

MLS® #	A2224401
Price	\$989,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,872
Acres	0.01
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	485 Mahogany Manor Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1X4

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Wired for Data
Appliances	Bar Fridge, Central Air Conditioner, Microwave, Refrigerator, Washer/Dryer, Water Purifier, Water Softener, Built-In Gas Range
Heating	Central, Natural Gas
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Private Yard
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Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Close to Clubhouse, Greenbelt
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Roof	Asphalt Shingle
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Construction	Stucco, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	May 25th, 2025
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Days on Market	11
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Zoning	R-G
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HOA Fees	946
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HOA Fees Freq.	ANN
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## Listing Details

Listing Office	URBAN-REALTY.ca
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