

# \$1,124,800 - 8 Mahogany Cape Se, Calgary

MLS® #A2261706

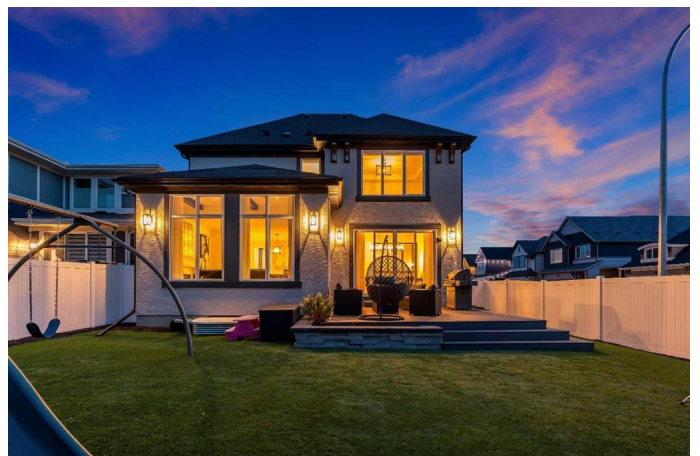
**\$1,124,800**

3 Bedroom, 3.00 Bathroom, 2,829 sqft

Residential on 0.12 Acres

Mahogany, Calgary, Alberta

WALKING DISTANCE TO LAKE ACCESS / DOUBLE FRONT ATTACHED GARAGE / EV VEHICLE CHARGER / WATER SOFTNER / MAINTENANCE FREE BACKYARD / PREMIUM TURF WITH PLAYFOAM UNDERLAY / UPGRADED APPLIANCE PACKAGE / CUSTOM DRAPES / HUNTER DOUGLAS WINDOW COVERINGS / HIGH-END INTERIOR FINISHES THROUGHOUT AND MORE! Discover the epitome of modern luxury in this rare corner-lot 2-storey residence, offering 3 bedrooms, 2.5 bathrooms, and a private, maintenance-free backyard oasis. With over \$150,000 in custom upgrades, this home is truly one-of-a-kind. Step through the grand foyer and into a thoughtfully designed open floor plan, where expansive windows flood the space with natural light. The chef-inspired kitchen features a built-in Dacor refrigerator, Italian Bertazzoni gas range, and a sleek butler's pantry with direct mudroom access. Entertain in style in the elegant dining room with seamless backyard access, or unwind in the stunning living room adorned with a gas fireplace feature, custom drapery and Hunter Douglas window coverings throughout the home. A private executive office with steel walls and glass accents with custom slider steel doors elevates your work-from-home experience, while upstairs, a spacious bonus room offers the perfect family retreat. The primary suite is a true sanctuary, featuring double French doors, intricate wall detailing, heated floors, a



spa-inspired ensuite with a walk-in custom shower, and a fully tailored dressing room. Two additional bedrooms share a beautifully appointed bathroom with custom storage, while the convenient upper-level laundry with built-ins and sink completes the thoughtful design. Outdoors, your private composite deck leads to a meticulously curated backyard, featuring premium turf with playfoam underlay—ideal for children and pets—surrounded by a sleek vinyl fence. Perfectly situated just steps from the beach, shops, and community access, this home is more than a residence—it’s a lifestyle.

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261706    |
| Price          | \$1,124,800 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,829       |
| Acres          | 0.12        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 8 Mahogany Cape Se |
| Subdivision | Mahogany           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 2S2            |

**Amenities**

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

## Interior

|                   |                                                                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Beamed Ceilings, Recessed Lighting |
| Appliances        | Built-In Refrigerator, Dishwasher, Gas Range, Microwave, Range Hood, Washer/Dryer                                                                                                                                                                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                             |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                                                                                                                                              |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, BBQ gas line, Lighting              |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stucco, Wood Frame, Stone                                           |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 17                |
| Zoning         | R-G               |
| HOA Fees       | 901               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.