

# \$1,035,000 - 35 Mahogany Crescent Se, Calgary

MLS® #A2262584

**\$1,035,000**

5 Bedroom, 4.00 Bathroom, 2,537 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Welcome to 35 Mahogany Crescent SE, a stunning and meticulously maintained home in one of Calgary's most sought-after lake communities. Offering over 2,500 sq. ft. of finished living space, this residence perfectly combines luxury, comfort, and thoughtful design. With 5 bedrooms, 3.5 bathrooms, and a FULLY FINISHED BASEMENT, with NO SIDE OR REAR NEIGHBOURS!

From the moment you arrive, the timeless HARDIE BOARD exterior and beautifully landscaped front entry set the tone. Step inside to discover a bright, open-concept layout. The main living area impresses with a ASTONISHING FIREPLACE, COFFERED CEILINGS in both the bonus room and primary suite, and IN-CEILING SPEAKERS for the ultimate entertainment experience. The chef's kitchen is a true showpiece, boasting QUARTZ COUNTERTOPS throughout, CUSTOM CABINETRY, GAS STOVE, HOOD FAN, CONVECTION MICROWAVE, NEW DISHWASHER, and PREMIUM BUILT-IN APPLIANCES including a MEILE COFFEE MACHINE, FARM SINK, REFRIGERATOR, BAR REFRIGERATOR and much MORE.

Upstairs, the primary retreat offers a luxurious escape with a COFFERED CEILING, SPA-INSPIRED ENSUITE FEATURING HEATED FLOORS, STAND ALONE TUB, 10MM GLASS and TILE SHOWER, AND A WALK-IN CLOSET WITH CUSTOM CABINETRY. The upper floor also includes a



SPACIOUS BONUS ROOM, ADDITIONAL BEDROOMS, AND ELEGANT DESIGN DETAILS THROUGHOUT.

The FULLY FINISHED BASEMENT EXPANDS YOUR LIVING SPACE WITH A LARGE RECREATION AREA, ADDITIONAL BEDROOMS, AND AMPLE STORAGE.

Modern conveniences such as TWO AIR CONDITIONING UNITS, a WATER SOFTENER, and HEATED FLOORS IN THE ENSUITE ensure year-round comfort.

Step outside to the CUSTOM CONCRETE PATIO with a CUSTOM BUILT-IN FIREPLACE, ideal for entertaining or relaxing under the stars. Enjoy a GAS LINE BBQ, HOT TUB ROUGH-IN, and a BEAUTIFULLY LANDSCAPED PRIVATE BACKYARD designed for LOW-MAINTENANCE OUTDOOR LIVING.

The HEATED DOUBLE GARAGE is a standout feature, complete with EPOXY FLOORS, OVERHEAD STORAGE RACKS, and a GARAGE HEATER, providing functionality and style for every season. Both the roof and furnace are original, reflecting the home's solid craftsmanship and ongoing care.

Every detail of this property—from its QUARTS SURFACES and CUSTOM CABINETRY to its thoughtful upgrades and cohesive design—reflects pride of ownership.

Ideally located near PARKS, PATHWAYS, SCHOOLS, SHOPPING and MAHOGANY LAKE, this home captures the best of lake community living in Calgary's southeast.

Within STEPS TO THE LAKE and BACKING TO GREEN SPACE, 35 Mahogany Crescent SE offers the perfect balance of sophistication and comfort—move-in ready and waiting for its next owners to enjoy an exceptional lifestyle in Mahogany.

Built in 2015

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262584    |
| Price          | \$1,035,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,537       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 35 Mahogany Crescent Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 2K1                 |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Picnic Area, Playground, Racquet Courts, Recreation Facilities |
| Parking Spaces | 4                                                                                       |
| Parking        | Double Garage Attached                                                                  |
| # of Garages   | 2                                                                                       |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Crown Molding, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s), Walk-In Closet(s), Beamed Ceilings |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Water Softener                                                        |
| Heating           | Forced Air                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                |
| # of Fireplaces   | 2                                                                                                                                                                  |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit                                                                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                         |
| Construction      | Composite Siding                                                                                                                        |
| Foundation        | Poured Concrete                                                                                                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 10                |
| Zoning         | R-G               |
| HOA Fees       | 599               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.