

# \$1,299,999 - 219 Mahogany Landing Se, Calgary

MLS® #A2233029

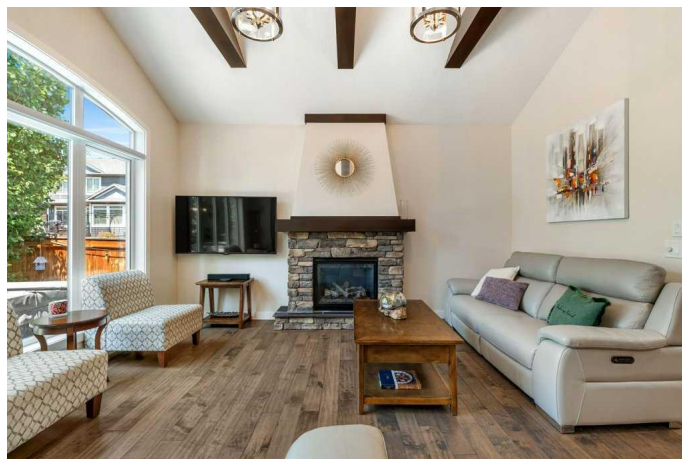
**\$1,299,999**

4 Bedroom, 3.00 Bathroom, 2,808 sqft

Residential on 0.12 Acres

Mahogany, Calgary, Alberta

Welcome to this fantastic estate home in Mahogany, where luxury, comfort, and location come together in one of Calgary's most sought-after lake communities. Offering over 2,800 sq ft above grade, a triple tandem garage with lift-ready ceilings, and direct access to a semi-private dock, this 4-bedroom, 2.5-bath home is an exceptional opportunity for families seeking space and lifestyle. The grand foyer sets the tone with soaring ceilings and a walk-in closet to keep things organized right from the front door. Wide-plank handscraped hardwood floors guide you into the open-concept main living space where dramatic vaulted ceilings with wood beams frame a striking stone fireplace—both warm and architecturally stunning. Designed for entertaining and daily living, the chef's kitchen features granite countertops, a massive centre island, Jenn-Air 6-burner gas cooktop, double wall ovens, and an abundance of cabinetry. A walk-through pantry connects to a custom mudroom with built-in shelving, closets with organizers, and garage access. The triple tandem garage is a rare find—complete with a 6-ft bump-out, large window, hot/cold utility sink, and extra-high ceilings, perfect for storage or adding a lift. Even the garage is heated with a high-efficiency Reznor unit for year-round comfort. The main floor also offers a private office tucked quietly at the front, plus conveniences like central vac with a kitchen toe-kick, Hunter Douglas blinds throughout



(blackout in bedrooms, remote-controlled in the living room), and Wi-Fi enabled lighting, Nest thermostats, and smoke detectors for seamless smart living. Upstairs, a large bonus room with tray ceiling provides the perfect family lounge, flanked by three spacious bedrooms, a 4-piece bath, and an upper laundry room with sink and linen closet. The primary retreat is a true sanctuary with another tray ceiling, serene west-facing views, and a spa-like 5-piece ensuite with heated floors, granite-topped dual vanities, a walk-in shower, full-sized soaker tub, and a generous walk-in closet. Youâ€™ll also enjoy built-in speakers in the ensuite, kitchen, and backyard, all powered by Sonos. Downstairs, the undeveloped basement is a blank canvas featuring 9-foot ceilings, oversized windows, rough-ins for a bathroom and wet barâ€”and even an impressive built-in climbing wall to keep things active while you plan your dream lower level. Step outside to your west-facing backyard, where mature trees offer privacy and a poured concrete patio makes the perfect setting for summer BBQs. Hot/cold exterior water taps make outdoor projects easy, and a gated path leads directly to the semi-private dock just a few steps awayâ€”ideal for paddleboarding, canoeing, or simply taking in the peaceful lakeside setting. Enjoy four-season lake living in Mahogany, with 22 km of pathways, a protected wetland preserve, beaches, schools, shopping, dining, and the South Health Campus all nearby. This is more than just a homeâ€”itâ€™s a lifestyle that only Mahogany can offer.

Built in 2013

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2233029    |
| Price    | \$1,299,999 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,808       |
| Acres          | 0.12        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 219 Mahogany Landing Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 1X4                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Beach Access, Clubhouse, Fitness Center, Racquet Courts, Recreation Facilities                     |
| Parking Spaces | 3  |
| Parking        | Driveway, Garage Door Opener, Garage Faces Front, Other, Oversized, Tandem, Triple Garage Attached |
| # of Garages   | 3  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s), Wired for Sound |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings   |
| Heating           | In Floor, Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle, Stone   |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Stucco, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 17              |
| Zoning         | R-G             |
| HOA Fees       | 946             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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