

# \$3,550,000 - 55 Mahogany Island Se, Calgary

MLS® #A2211677

**\$3,550,000**

4 Bedroom, 6.00 Bathroom, 4,751 sqft

Residential on 0.29 Acres

Mahogany, Calgary, Alberta

WELCOME to the CROWN JEWEL of Mahogany Island! This RARE lakefront ESTATE by Calbridge Homes is ONE of only 22 EXCLUSIVE residences in this gated enclave. Of these, only 10 homes boast a south-facing backyard, making this property ONE of just TEN in the entire city with this coveted feature. Privacy, sophistication, and UNMATCHED craftsmanship define this 6,650 sq ft MASTERPIECE.

- Arrive in style through wrought iron gates and an illuminated concrete courtyard. Step inside to an OPEN, BRIGHT, and TIMELESSLY ELEGANT home where MODERN LUXURY meets CLASSIC CHARM. SOARING floor-to-ceiling windows frame BREATHTAKING panoramic lake views, while natural light floods the airy interiors.

- The heart of the home? A DREAM CHEF'S KITCHEN, featuring a 16-ft exotic granite waterfall island, top-tier Miele appliances, a full-size fridge/freezer, built-in oven, steam oven, coffee maker, and a 6-burner gas stove with induction burner. A butler's pantry, second fridge, and walkthrough pantry ensure effortless entertaining.

-The MAIN FLOOR is a SHOWPIECE, with intricate cornice moldings, wood beams, white oak wide plank floors, and an 84-inch horizontal fireplace. Folding patio doors open to a MASSIVE covered deck, -- indoor-outdoor living at its finest!



- UPSTAIRS, the PRIMARY SUITE is a TRUE SANCTUARY, boasting 17-ft ceilings, a SPA-INSPIRED ENSUITE with a 9-ft glass shower, heated floors, a fireplace, and a walk-in closet with a quartz island. Two additional BEDROOMS, each with ensuites and walk-in closets, share a COVERED PATIO overlooking the canal. The BONUS ROOM, complete with a WET BAR and VIEW DECK, is an entertainerâ€™s dream.

- The WALKOUT LOWER LEVEL is an ENTERTAINMENT OASIS, featuring a MEDIA ROOM with a 120â€• screen, a WET BAR with designer backsplash, a BUILT-IN ICE CREAM MAKER, games room, fitness area, SAUNA, family room, and a fourth bedroom.

- OUTDOOR LIVING is unparalleled, with a SOUTH-FACING backyard featuring a BRAND-NEW BBQ KITCHEN, multiple seating areas, fire tables, a SWIM SPA, and a PRIVATE DOCK.

- Practical luxury includes a HEATED TRIPLE TANDEM + SINGLE GARAGE with EV charging and new cutting-edge SMART HOME TECHNOLOGY. HEPA Filtration System with UV Light.

- This is MORE than a homeâ€™itâ€™s a LIFESTYLE. Donâ€™t miss this ONCE-IN-A-LIFETIME opportunity to own Calgaryâ€™s MOST EXCLUSIVE lakefront living.

Built in 2018

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2211677    |
| Price    | \$3,550,000 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 6.00        |
| Full Baths     | 5           |
| Half Baths     | 1           |
| Square Footage | 4,751       |
| Acres          | 0.29        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 55 Mahogany Island Se |
| Subdivision | Mahogany              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 1N9               |

### Amenities

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Other                                                                                                                 |
| Parking Spaces | 7                                                                                                                                   |
| Parking        | Heated Garage, Single Garage Attached, Triple Garage Attached, Driveway, Garage Door Opener, Plug-In, Quad or More Attached, Tandem |
| # of Garages   | 4                                                                                                                                   |
| Is Waterfront  | Yes                                                                                                                                 |
| Waterfront     | Beach Access, Beach Front, Lake, Lake Front, Lake Privileges, Waterfront                                                            |

### Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Bar, Built-in Features, Crown Molding, Smart Home, Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, See Remarks, Washer/Dryer, Window Coverings, Wine Refrigerator, Built-In Refrigerator, Gas Range                                        |
| Heating           | Forced Air                                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                     |

|                 |                          |
|-----------------|--------------------------|
| # of Fireplaces | 2                        |
| Fireplaces      | Gas, Bath, Living Room   |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

## Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Built-in Barbecue, Dock, Fire Pit                                                                                  |
| Lot Description   | Back Yard, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot, Beach, Lake, Low Maintenance Landscape, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                             |
| Construction      | Stucco, Wood Frame, Stone                                                                                                   |
| Foundation        | Poured Concrete                                                                                                             |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 20             |
| Zoning         | R-G            |
| HOA Fees       | 1425           |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.