

\$875,900 - 318 Mahogany Manor Se, Calgary

MLS® #A2254655

\$875,900

3 Bedroom, 3.00 Bathroom, 1,533 sqft
Residential on 0.11 Acres

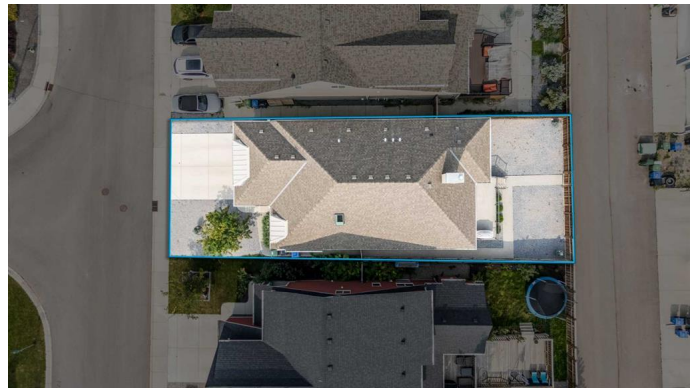
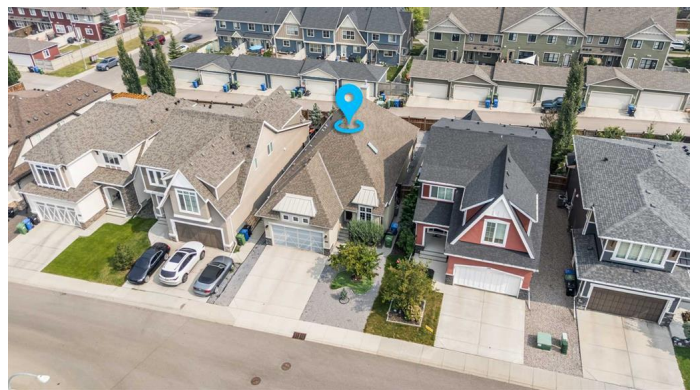
Mahogany, Calgary, Alberta

Welcome to this stunning executive bungalow in the sought-after community of Mahogany, where refined living meets exceptional comfort. Built by Morrison Homes, this residence offers a perfect blend of luxury, convenience, and relaxed estate-style living.

As you enter, you'll be greeted by a bright and spacious main floor with soaring ceilings, a skylight that floods the space with natural light, and neutral tones that create a calm and welcoming atmosphere. The living room features built-in speakers, allowing you to effortlessly enjoy your favourite tunes with just a tap on your phone. Automated shades provide added convenience, adjusting to your preferences with ease. The under-soffit Gem Lights offer a customizable mood, allowing you to choose the perfect hue for any occasion.

The main floor also includes a large primary bedroom with ample closet space and an elegant, spa-like ensuite. A second bathroom ensures comfort and convenience for guests or family.

Downstairs, the fully developed lower level provides a wealth of additional living space, with two generously sized bedrooms, a cozy TV area, and a roughed-in wet bar, perfect for entertaining. Storage space is abundant, and the home is equipped with a water softener for added luxury.



The home’s double garage includes an electric car plug-in service, catering to the modern homeowner’s needs. Pride of ownership is evident throughout the home, which showcases careful attention to detail and superior craftsmanship.

Residents of Mahogany are treated to a picturesque lake, walking paths, and a wide array of amenities, ensuring there is always something to do or enjoy. Whether you’re relaxing at home or exploring the community, this property offers the best of both worlds’ creature comforts in an estate-style setting. It’s not just a house; it’s a lifestyle.

Built in 2014

Essential Information

MLS® #	A2254655
Price	\$875,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,533
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	318 Mahogany Manor Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 1X4

Amenities

Amenities Beach Access, Clubhouse, Recreation Facilities
Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Mantle, Tile
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof Asphalt Shingle
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed September 5th, 2025
Days on Market 71
Zoning R-G
HOA Fees 946
HOA Fees Freq. ANN

Listing Details

Listing Office CIR 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.