

\$1,598,000 - 228 Mahogany Bay Se, Calgary

MLS® #A2258838

\$1,598,000

4 Bedroom, 4.00 Bathroom, 2,723 sqft

Residential on 0.26 Acres

Mahogany, Calgary, Alberta

Welcome to 228 Mahogany Bay SE â€” a rare opportunity with DIRECT LAKE ACCESS to own a truly ONE-OF-A-KIND LUXURY RESIDENCE in Calgaryâ€™s premier lake community. Perfectly positioned on a quiet cul-de-sac and BACKING DIRECTLY ONTO MAHOGANY'S WEST BEACH, this exceptional property offers unmatched lifestyle, privacy, and convenience with quick in/out access to the neighbourhood.

Set on an expansive 11,000 S.F south-facing lot, the backyard is a private oasis framed by mature trees, a stunning view of the lake, and abundant space for entertaining. With underground irrigation, a built-in gas firepit, and direct beach access, this is one of the most desirable yards in all of Mahogany.

In 2023, the home underwent \$400,000+ in DESIGNER-LED RENOVATIONS that reimaged every detail. The transformation includes engineered flooring, DESIGNER LIGHTING PACKAGE, custom doors, bathroom tiles and fixtures, counters, cabinets, PREMIUM APPLIANCES, and moreâ€”delivering a residence that feels brand new yet distinctly refined.

The heart of the home is the CUSTOM BEC WOODCRAFT KITCHEN, showcasing exquisite cabinetry featured in Mahoganyâ€™s lottery homes. Outfitted with Miele and Fisher & Paykel appliances, quartz



counters, and a functional layout, itâ€™s complemented by a charming Coffee Room with a reverse osmosis purified water station. Adjacent living and dining areas flow seamlessly, highlighted by LUXURY OAK ENGINEERED FLOORING , an elegant gas fireplace and custom black windows.

Upstairs, the PRIVATE PRIMARY SUITE features serene LAKE VIEWS and a SPA-INSPIRED ENSUITE. A spacious bonus room finished with engineered oak flooring and two additional bedrooms complete the level. The fully developed SUNSHINE BASEMENT extends the living space with a recreation room, second laundry area, bedroom with walk in closet and custom bathroom.

Additional features include two furnaces with central A/C, built-in Alarm Tek security system with cameras and sensors, central vacuum, water softener.

Discover Mahogany, where resort-style living meets everyday convenience. As Calgaryâ€™s premier lake community, Mahogany offers an unmatched lifestyle centered around the cityâ€™s largest freshwater lake, sandy beaches, and a stunning 74-acre natural wetland. Whether youâ€™re drawn to paddle boarding at sunrise, evening strolls along 22 km's of scenic pathways, or family picnics in one of the many lush parks, Mahogany has something for everyone.

This vibrant community blends natural beauty with modern amenities. The lively Mahogany Village Market places shops, cafÃ©s, and restaurants right at your doorstep, while schools, playgrounds, and year-round recreational activities make it a place where families truly thrive. With thoughtfully designed homes ranging from stylish townhouses to

estate properties, Mahogany offers both elegance and livability in a lakeside setting.

Mahogany isn't just a neighbourhood it's a destination.

Built in 2011

Essential Information

MLS® #	A2258838
Price	\$1,598,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,723
Acres	0.26
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	228 Mahogany Bay Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0Y1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2
Waterfront	Lake

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Washer/Dryer, Water Softener, Window Coverings, Built-In Refrigerator, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Lighting, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, No Neighbours Behind, Views, Lake, Underground Sprinklers, Wedge Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
Days on Market	11
Zoning	R-G
HOA Fees	973
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.