

\$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 QUARTZ 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	8
Zoning	R-G
HOA Fees	599
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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