



DON'T GAMBLE WITH YOUR HOME.  
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**55 Mahogany Island SE**  
**Calgary, Alberta**

**MLS # A2190415**



**\$3,799,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,751 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Heated Garage, Plug-In, Quad or More Attachments		
<b>Lot Size:</b>	0.29 Acre		
<b>Lot Feat:</b>	Back Yard, Beach, Cul-De-Sac, Lake, Low Maintenance Landscape, No Neighbors		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, No Smoking Home, Recessed Lighting, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Main Floor: Wine Fridge, Microwave, Miele 6 Burner Gas Cook Top, Miele Range Hood, Dishwasher, Refrigerator & Freezer, Miele Wall Oven, Miele Steam Oven, Miele Built in Coffee Machine Upper Floor: Refrigerator, Heated Towel Rack, Washer, Dryer Basement: Taylor Ice Cream Machine, Dishwasher, Water Softener, Washer, Dryer, Dishwasher, Sunlighten Sauna, Sony Projector & Screen, Air Purifier, Control 4 System Exterior: Swim Spa, Fire Table General: 2x A/C Units, Garage Door Openers & Controls, Vacuum System & All Attachments, 6x Kitchen Stools, Theater Room Seating, All Patio Furniture

**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 entertainer's dream. - The WALKOUT LOWER LEVEL is an ENTERTAINMENT OASIS, featuring a MEDIA ROOM with a

120&rdquo; 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. - This is MORE than a home&mdash;it&rsquo;s a LIFESTYLE. Don&rsquo;t miss this ONCE-IN-A-LIFETIME opportunity to own Calgary&rsquo;s MOST EXCLUSIVE lakefront living.