# \$769,000 - 323 Mahogany Terrace Se, Calgary

MLS® #A2081814

## \$769,000

4 Bedroom, 4.00 Bathroom, 2,299 sqft Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Welcome to Calgary's most sought-after premium Lake Community - Mahogany! This beautiful home, located in the initial stages of the development (making for easy access in and out), offers over 3200 square feet of developed space and is a true gem in the neighborhood.

Step inside and be greeted by a spacious and welcoming entrance, setting the tone for what's to come. With 9-foot ceilings and hardwood flooring throughout and newly installed A/C you'll immediately feel the quality and luxury this home has to offer.

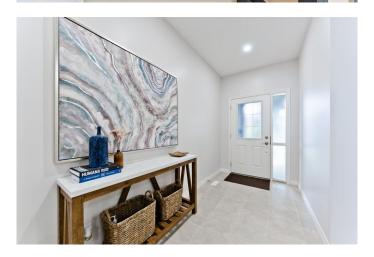
The large open floor plan seamlessly connects the living room, featuring a stunning fireplace, with the large kitchen. The kitchen is a chef's dream, with full-height double cabinetry, stainless steel appliances, a mosaic-tiled backsplash, quartz counters, and a huge pantry. The center and peninsular islands not only provide additional countertop space but also accommodate seating for casual dining or entertaining.

Adjacent to the kitchen is the dining area, with easy access to the deck and private backyard. You'll enjoy the tranquility of no neighbors behind you, creating a peaceful and serene oasis to relax and unwind.

As you make your way to the upper level, you'll be greeted by a home office space and a







huge bonus room, perfect for movie nights. The convenience of a laundry room and ample storage are also featured on this level.

The master bedroom is a true retreat, boasting views of the Downtown Calgary skyline. The stunning en-suite bathroom offers a soaker tub, dual vanities, a separate shower, and a walk-in closet, providing the perfect blend of luxury and functionality. There are two additional bedrooms and a family bathroom on this level, ensuring everyone has their own private sanctuary.

The lower level of the home has just been developed, boasting 9-foot ceilings and offering even more living space. With a fourth bedroom, a huge rec room, space for a second office, and a designated spot under the stairs for a kids' playroom, there's room for the whole family to enjoy. A storage room and a spacious bathroom finished in classic marble-look tile complete this level, providing all the practicalities you need.

Living in Mahogany is more than just owning a home - it's a lifestyle. Enjoy beach days by the lake, go skating during the winter months, and participate in a variety of community events. Top class restaurants and amenities within walking distance, not forgetting schools, Calgary South Campus and easy access to Stoney, 52nd and Deerfoot Trail. The opportunities for year-round activities are endless.

Don't miss your chance to own this exquisite home in the desirable Mahogany community.

Built in 2011

## **Essential Information**

MLS® # A2081814

Price \$769,000

Sold Price \$760,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,299

Acres 0.09

Year Built 2011

Type Residential Sub-Type Detached

Status Sold

# **Community Information**

Address 323 Mahogany Terrace Se

2 Storey

Subdivision Mahogany

City Calgary
County Calgary
Province Alberta
Postal Code T3M 0X5

#### **Amenities**

Style

Amenities Beach Access, Boating, Clubhouse, Picnic Area, Playground, Racquet

Courts, Recreation Facilities, Recreation Room

Parking Spaces 2

Parking Double Garage Attached, Driveway, Insulated, Secured

Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen

Island, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting,

Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator,

Washer, Window Coverings, Wine Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas, Living Room, Mantle, Tile

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Low

Maintenance Landscape, No Neighbours Behind, Landscaped, Private,

Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 21st, 2023

Date Sold November 4th, 2023

Days on Market 44

Zoning R-1N

HOA Fees 550.00

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR REALTY

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