

\$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
Style	2 Storey
Status	Sold

Community Information

Address	323 Mahogany Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0X5

Amenities

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	1
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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