

\$749,900 - 387 Mahogany Terrace Se, Calgary

MLS® #A2109377

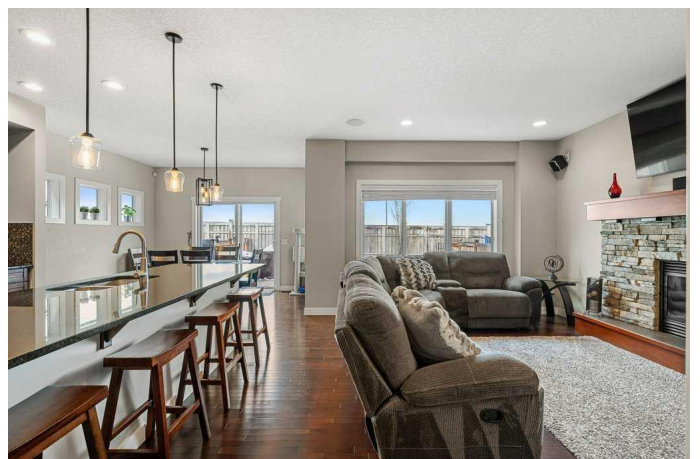
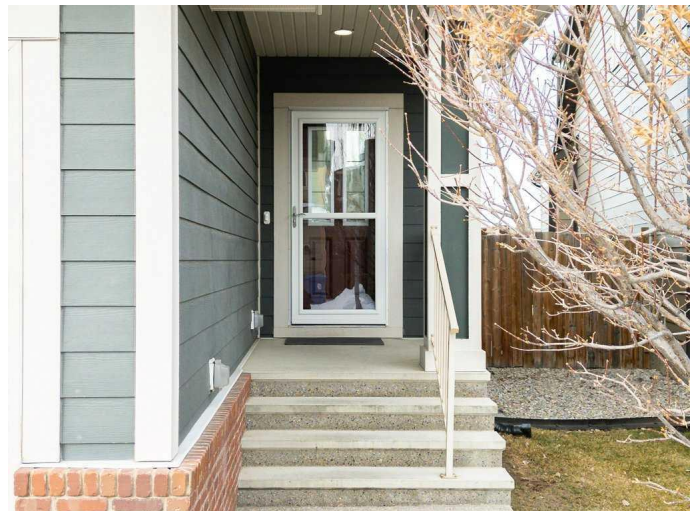
\$749,900

4 Bedroom, 3.00 Bathroom, 2,112 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Welcome to the epitome of family living in Mahogany. This exquisite property offers a blend of luxury, comfort, and convenience tailored to meet your family's needs. Step into this meticulously maintained home where every detail has been carefully considered. Boasting 2,111 sq ft (RMS), 4 beds, 2.5 baths, main floor office/den, with double attached garage, this residence is designed to elevate your family and lifestyle. The kitchen is adorned with stone counters and a spacious island overlooking the living room with a natural gas fireplace, it's the perfect setting for family gatherings and entertaining guests. The slide-in range adds a touch of modernity and convenience, while the walk-through pantry provides ample storage space and easy access to essentials. Experience indoor-outdoor dining possibilities with a dining room located adjacent to the sliding patio doors, leading to the spacious deck, fully fenced yard (with no neighbours behind), and hot tub (2022). Upstairs you will enjoy the indulgence of in-floor heating in the main bathroom to the practicality of a bonus room converted into a fourth bedroom. The abundance of natural light streaming through oversized windows creates a welcoming atmosphere throughout the home, while the 5 pc spa-like primary bathroom, complete with dual shower heads, a 10 mm glass enclosure, and a fully tiled shower, promises moments of relaxation and rejuvenation. You'll appreciate the practical upgrades such as the 75-gallon



hot water tank, ensuring a steady supply of hot water for your family's needs. The unfinished basement, boasting upgraded 9-foot ceilings, presents endless possibilities for customization and expansion, allowing you to tailor the space to suit your unique preferences and lifestyle. Beyond the comforts of home, this property offers a vibrant community lifestyle. Situated in a lake community, you'll have access to year-round activities including skating in the winter and swimming in the summer. With no neighbours behind, you can enjoy privacy and tranquility in your backyard oasis. Convenience is key with easy access to amenities and schools, making daily life a breeze. Whether you're unwinding with family or entertaining guests, this Mahogany residence provides the perfect backdrop for creating cherished memories. Don't miss the opportunity to make this exceptional property your new home. Schedule a viewing today and discover the unparalleled charm and see the love for Mahogany as one of YYC's best communities!

Built in 2011

Essential Information

MLS® #	A2109377
Price	\$749,900
Sold Price	\$745,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,112
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	387 Mahogany Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0X4

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Side By Side

Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Low Maintenance Landscape, Interior Lot, No Neighbours Behind, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
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Date Sold	March 8th, 2024
Days on Market	14
Zoning	R-1N
HOA Fees	570.03
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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