

\$765,000 - 260 Mahogany Terrace Se, Calgary

MLS® #A2136475

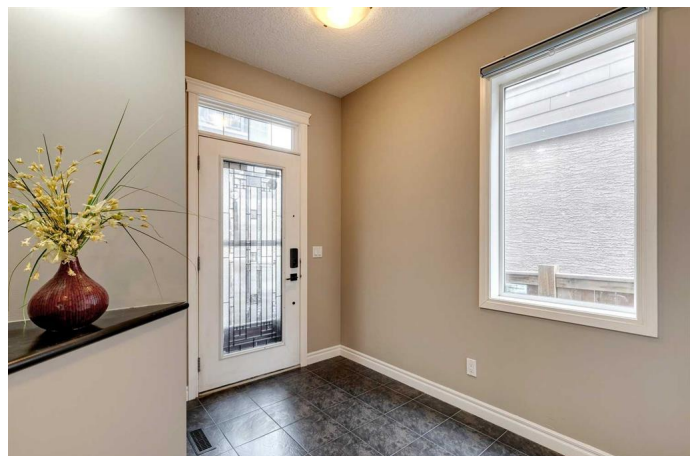
\$765,000

3 Bedroom, 3.00 Bathroom, 2,236 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

*** OPEN HOUSE - Saturday, June 15th, 12-4pm *** Welcome to your dream home in the heart of Mahogany! This stunning 3 Bedroom + Bonus room property boasts a prime location just steps away from the Private Beach Club, offering a lifestyle of luxury and convenience. Built in 2010, this exquisite Hardie Board exterior home has been meticulously upgraded to perfection. As you step inside, you'll be greeted by the warmth of real hardwood floors that span the entire first and second floors. The chef's kitchen is a culinary masterpiece, featuring top-of-the-line appliances including a Wolf convection range and infrared Wolf hood fan, custom wine cubbies, built-in wine fridge, and a 2-door walk-in pantry for ample storage. The elegant Bianco sink and Medora kitchen faucet complement the beautiful Pearl granite countertops, creating a space that's as stylish as it is functional. Entertain with ease in the spacious living room, complete with a cozy stone gas fireplace and architecturally stunning coffered ceilings, or retreat to the master bedroom where another fireplace sets the perfect ambiance. The second level bathrooms boast Kindrid stainless steel sinks and Pearl granite, while the main bathroom offers a deep Jacuzzi tub and a large walk-in closet for added convenience. Step out onto the private second-floor balcony off the bonus room, equipped with a 5.1 speaker system for an unparalleled movie-watching experience. The open-concept basement awaits your



personal touch. Outside, your oasis awaits with a 10/10 deck equipped with a mainline gas BBQ, perfect for hosting summer gatherings. The mature backyard is a gardener's paradise, featuring fruit trees, berries, herbs, and perennials, as well as garden boxes and a slate patio with an iron gazebo for comfortable garden seating. This home has been lovingly maintained and cared for, with recent upgrades including a newly painted exterior and a new hot water tank. For added peace of mind, a Counter Force hard-wired 24-hour monitored security system with motion detectors and a Ring camera system are included. With amenities such as the new hospital, schools, YMCA, library, movie theatre, and restaurants all within easy reach, this home is perfect for families looking to embrace the Mahogany lifestyle. Don't miss your chance to make this award-winning community your new home! Schedule your showing today.

Built in 2010

Essential Information

MLS® #	A2136475
Price	\$765,000
Sold Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,236
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	260 Mahogany Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0T5

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Insulated

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Granite Counters, Jetted Tub, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Close to Clubhouse, Few Trees, Front Yard, Garden, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 21st, 2024
Days on Market	23
Zoning	R-1N

HOA Fees	545.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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