

\$795,000 - 462 Mahogany Terrace Se, Calgary

MLS® #A2142568

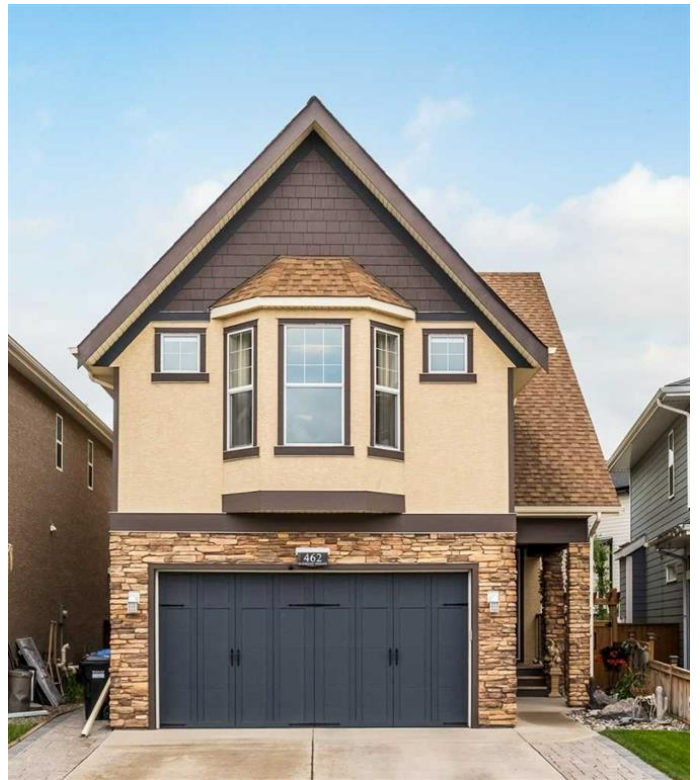
\$795,000

3 Bedroom, 4.00 Bathroom, 2,153 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Meticulously maintained 2-story home in award-winning community of Mahogany Lake boasting fantastic location with 2-minute walk to West Beach, 5 mins to amenities and schools, and easy in and out access to nearby Stoney and Deerfoot Trail. This home is turnkey with custom finishes and hardscaped with cobblestone pavers front, back and sides including an expanded driveway to fit 3 cars! Stepping inside and find high ceilings, spacious foyer, hard wood floors, discreet half bath, large mudroom with walk-through pantry, and a well-designed kitchen boasting high end appliances, granite counters and a large sit-up island. A gas line has been installed for changeover to a gas stove. This level is completed with an elegant gas fireplace feature wall and patio doors lead to a backyard oasis designed for privacy and comfort complete with an elevated deck boasting high end composite deck boards, cedar privacy screen, glass railings, and BBQ Gazebo with gas connection. The lower patio area is cobblestone paved with stone retaining walls and features a large screened and curtained gazebo, mature trees, small grassy area, and a custom built 6'x12' finished shed with 20amp electrical circuit. The shed could be used for workshop, playhouse or a private studio. A fully automated irrigation system keeps the lawn areas and tree beds looking great all summer long while you hit the beach! Venture back inside to the upper level where you are presented a laundry room, 2 good



sized bedrooms, 4-piece bathroom and a huge bonus room featuring elegant tray ceilings. Completing this level is a stunning primary bedroom featuring vaulted ceilings and a large bay window that adds grandeur and natural light, with a luxurious ensuite bathroom complete with double vanities, large walk-in shower, jetted soaker tub, walk-in closet and separate water closet. The professionally developed basement is currently set up for entertaining with high end laminate floors over insulated sub flooring, soundproofed walls and ceilings, in-wall wiring for speakers and TV's, custom-built bar area with cabinetry, granite counters, full-size high-end refrigerator, wine cooler and dishwasher. The space is designed to be easily converted into a private suite or additional bedroom(s) with the half bath ready to be easily converted into a full bath. Other great home features include recent exterior trim painting, Hunter Douglas window coverings, air conditioning, vacuflo roughed-in, over-sized double attached garage insulated and finished with a gas-fired heater, custom upper wall rack system, bike and kayak hoists and Gladiator wall tracking to provide ample storage for all your tools and toys. Available immediately and move in ready, grab the family and get ready to hit the lake!

Built in 2011

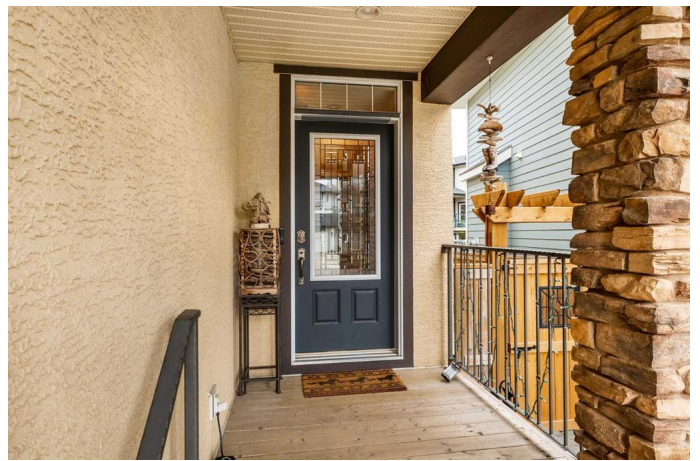
Essential Information

MLS® #	A2142568
Price	\$795,000
Sold Price	\$770,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,153
Acres	0.09

Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	462 Mahogany Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0X3



Amenities

Amenities	Beach Access, Boating, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Bathroom Rough-in, Chandelier, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Tray Ceiling(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Close to Clubhouse, Few Trees, Gazebo, Front Yard, Lawn, Landscaped, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 20th, 2024
Date Sold September 3rd, 2024
Days on Market 75
Zoning R-1N
HOA Fees 542.89
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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