

\$775,000 - 446 Mahogany Terrace Se, Calgary

MLS® #A2144041

\$775,000

3 Bedroom, 3.00 Bathroom, 2,256 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Lake side living at its finest! Step into an original owner home, built by Trico homes walking distance to 2 Schools, the West Beach, a Transit stop and Mahogany's Urban Village. Enter into a tiled front foyer adjacent to the family size mudroom with direct access to the rear kitchen via the walk-through pantry. The back of the home is wide open from the lifestyle room adorned with a gas fireplace and coffered ceiling to the dual pane patio doors and dining area offering direct access to your West facing outdoor space complete with an upper deck, BBQ gas line, privacy screen, lower grass area, fully fenced a hot tub and Central Air! The entertainment designed kitchen is sure to please with a plethora of prep space, a full appliance package, granite counters a central island and extended height cabinetry. Open rail takes you to the upper-level presenting space for today's modern family. Beginning with a front bonus room with a raised knockdown ceiling and added storage niche, upper laundry boasting newer washer and dryer and added storage cabinets. 2 generous size bedrooms, a private 4-piece bath and West facing primary bedroom with a focal second gas fireplace, a raised ceiling, boutique inspired walk in closet and a glamorous 5-piece en-suite bath consisting of a glass enclosed separate shower, his and her sinks, deep soaker tub and water closet. The lower level is developed to below and comes partially finished allowing for up to 2 more bedrooms, a storage area, rough in bath and



recreation room space. The home, design, upgrades, plan and location complete with a new hot water tank, simple access to all the community amenities without having to navigate construction!

Built in 2010

Essential Information

MLS® #	A2144041
Price	\$775,000
Sold Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,256
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	446 Mahogany Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0X3

Amenities

Amenities	Beach Access, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	July 16th, 2024
Days on Market	11
Zoning	R-1N
HOA Fees	575.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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