

# \$749,900 - 144 Mahogany Terrace Se, Calgary

MLS® #A2145446

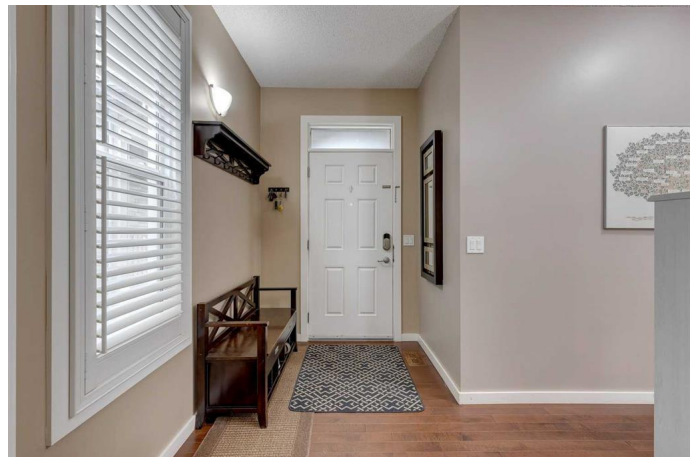
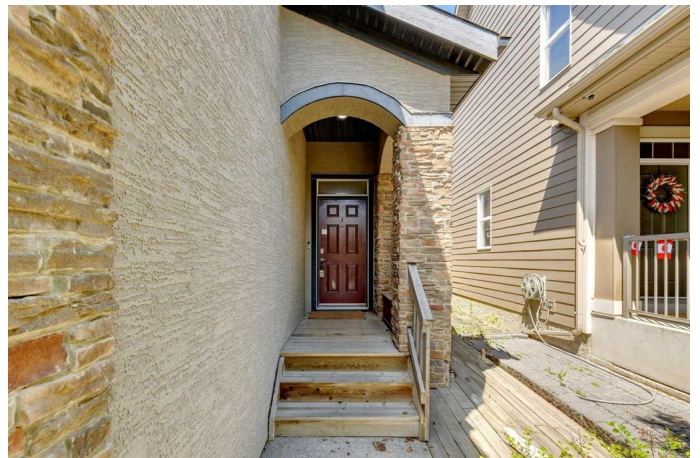
**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,362 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

LAKE LIVING this Summer as this home is a short stroll to the West Beach and also Mahogany Village Shoppes! Welcome to your dream home in the highly sought-after community of Mahogany! This 4-bedroom, 2.5-bathroom residence offers an unparalleled combination of comfort and prime location. Enter through the welcoming foyer into an open floor plan that seamlessly connects the living room, dining area, and kitchen. The spacious living room features a cozy fireplace, perfect for those chilly evenings, while the modern kitchen boasts granite countertops, ample counter space, and an island, ideal for entertaining. The main floor also includes a front entry home office and a convenient 2-piece bathroom for guests. Upstairs, the primary bedroom is generously sized and comes with a luxurious 5-piece ensuite that includes a double vanity, jetted tub, and separate shower. Three additional well-sized bedrooms, an additional full bathroom, a bonus room perfect for a media room or extra living space, and a laundry room complete the upper floor. The home is equipped with AC throughout the upstairs and features two furnaces for optimal comfort. The undeveloped basement is a blank canvas, roughed in and ready for your personal touch to create additional living space tailored to your needs. Enjoy outdoor living in the fully fenced yard with a deck, ideal for summer barbecues and relaxation. A double attached garage provides ample parking and storage space. Enjoy



exclusive access to the Mahogany Club House and two pristine beaches, offering endless recreational opportunities. The community is surrounded by walking paths, parks, and green spaces, perfect for outdoor enthusiasts, and top-rated schools, shopping centers, and excellent restaurants are all just minutes away. Don't miss the chance to own this incredible home in Mahogany, where luxury meets convenience. Schedule a showing today and experience the best of what this vibrant community has to offer!

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2145446    |
| Price          | \$749,900   |
| Sold Price     | \$742,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,362       |
| Acres          | 0.09        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 144 Mahogany Terrace Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 0T6                 |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | Beach Access, Clubhouse |
| Parking Spaces | 4                       |
| Parking        | Double Garage Attached  |

## Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry                                                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                       |
| Cooling           | Central Air                                                                                                                      |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Gas                                                                                                                              |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                 |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line                    |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Composite Siding, Stone, Stucco |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2024 |
| Date Sold      | July 5th, 2024  |
| Days on Market | 6               |
| Zoning         | R-1N            |
| HOA Fees       | 570.03          |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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