

\$949,900 - 213 Mahogany Terrace Se, Calgary

MLS® #A2147654

\$949,900

4 Bedroom, 3.00 Bathroom, 2,601 sqft
Residential on 0.17 Acres

Mahogany, Calgary, Alberta

----- OPEN HOUSE SATURDAY from 3-6 PM (Aug 3rd) ----- Welcome to Mahogany! Welcome to the property with the biggest and most private backyard in the community! This stunning 4-bedroom, 3-bathroom family home offers 2,600 sq. ft. of sophisticated living space on one of the largest lots in the community, nearly 7,500 sq. ft.

The main level features Brazilian Walnut Hardwood flooring throughout, an open-concept living area with a cozy gas fireplace, a bright and spacious dining area, and a gourmet kitchen equipped with stainless steel appliances, a gas range, and modern light fixtures. The walk-through pantry leads conveniently to the heated double garage with its own furnace. A versatile front room, perfect for a home office, and a half bathroom complete the practical main floor.

On the upper level, you'll find four bedrooms, including a spacious master retreat with an ensuite boasting a stand-up shower, soaker tub, double sinks, and a roomy walk-in closet. The upper floor also includes a central bonus room with a home theater setup perfect for movie nights, a massive laundry room, and an additional 4-piece bathroom.

The partially finished basement, with its separate entrance, offers an ideal space for building a secondary unit, made easier by the home's second high-efficiency furnace. This



home is equipped with 2 centralized AC units and insulated top to bottom with spray foam for maximum efficiency. Enjoy a beautifully landscaped backyard with a deck, a fun playground, and an RV parking stall. Imagine having friends over for barbecues after spending the day at the lake.

Mahogany’s Central Beach site is home to the community’s grand Beach Club, where residents have exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier, a non-motorized marina, and more. This home is conveniently located just steps from the Main Beach and Mahogany Village Market, with easy access in and out of the community, free of traffic circles.

Don’t miss the opportunity to call this magnificent property your forever home! Book your viewing today! (Viewings start on Friday July 12th)

Built in 2008

Essential Information

MLS® #	A2147654
Price	\$949,900
Sold Price	\$925,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,601
Acres	0.17
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	213 Mahogany Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0X6

Amenities

Amenities	Beach Access, Clubhouse, Community Gardens, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Humidifier, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter, Glass Doors, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Partial, Partially Finished, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit, Playground
Lot Description	Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Gazebo, Lawn, Landscaped, Many Trees, Private, Secluded
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2024
Date Sold	August 27th, 2024

Days on Market	47
Zoning	R-1N
HOA Fees	570.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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