



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**395 Mahogany Terrace SE
Calgary, Alberta**

MLS # A2248538



\$759,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,395 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Asphalt, Composite Siding, Stone, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Storage Shed

****OPEN HOUSE ** SUNDAY 11-2**** Over 3,399 square feet of FULLY FINISHED living space in this beautiful family home that sits on a HUGE pie shaped lot with NO NEIGHBOURS behind you!! Situated on a QUIET Crescent and walking distance from the LAKE & BEACH!! Step inside to a grand two-story foyer that sets the tone for the elegance and comfort throughout. Beautiful HARDWOOD floors sweep across the open main level, where a private home office with glass French doors provides the perfect work-from-home space. At the heart of the home, the chef's kitchen is designed to impress—featuring a GAS range, GRANITE countertops, stainless steel appliances, a large pantry, and a MASSIVE ISLAND with seating for family and guests. The adjoining living room, anchored by a cozy gas FIREPLACE, is ideal for entertaining. A bright dining nook opens to the expansive backyard with a large deck, storage shed, and lush green space—all with excellent privacy thanks to the huge pie shaped lot and mature trees! Upstairs, you'll find three spacious bedrooms, including a KING-sized primary suite with a WALK IN closet and spa-like 5-piece ENSUITE complete with double vanity, walk-in shower, and a deep soaker tub. A large laundry room with storage and a versatile bonus room which is a perfect spot for family movie night completes the upper level. The fully finished basement adds even more living space, with a 4th bedroom, full bathroom with tile walk-in shower, and a large rec room perfect for games, a home gym, TV area + much more! With 22 km of pathways, nearby parks, playgrounds + exclusive LAKE ACCESS, Mahogany offers an unmatched lifestyle. Enjoy quick access to Stony Trail and many nearby amenities such as the South Health campus, Seton YMCA, shops, restaurants and of course the LAKE!! Pack your bags

and book your private showing today because this one is 100% READY TO GO!!