



GRASSROOTS
REALTY GROUP

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76 Mahogany Terrace SE
Calgary, Alberta

MLS # A2272702



\$650,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,008 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	All Window Coverings		

Welcome to Calgary's premiere lake community, Mahogany. This 3 bedroom, 2.5 bathroom property boasts over 2000 square feet of living space and is perfect for you and your family to call your next home. Great curb appeal on one of the most quiet and well put together streets in Mahogany welcomes you as you enter this beautiful residence. Gleaming hardwood floors span the open floor plan that starts at your main entrance with tall ceilings and an inviting vibe. As you proceed in to your home, you will notice your chef inspired kitchen with great appliances, granite counter tops, and the perfect space for entertaining or quiet nights at home with the family. The kitchen is open to your living room with a gas fire place and is adjacent to your large dining room overlooking your north facing back yard. Your main level is completed with your half bathroom and laundry room before heading upstairs. The primary bedroom is massive, overlooks your back yard with huge windows, great light, large walk-in closet, and a spa inspired ensuite bathroom complete with dual vanities, soaker tub and walk-in shower. The second and third bedrooms are also a great size and are accompanied by another full bathroom. The bonus room has brand new floors, south facing windows that bring in a tremendous amount of light and gives you a wonderful balcony just off the side of the home, a quaint retreat in itself. The basement is a blank canvas for you to make an amazing space for you and your family or offers a ton of storage space. The entire home has just been painted and is vacant and ready for your family to move in just before the holidays. Mahogany is truly Calgary's most sought after community with LAKE ACCESS, dog parks walking distance from your front door, great restaurants and bars, shopping near by, amazing schools and is the perfect

environment to raise a family. Do not miss you chance to own this amazing home in the community everyone wants to live in!