



**140 Mahogany Terrace SE  
Calgary, Alberta**

**MLS # A2294095**



**\$850,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,511 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Gemstone Lights, Floating Shelves in Bedroom, Projector in Basement

Welcome to Mahogany living at its best. This FULLY FINISHED, FRESHLY PAINTED 4-bedroom home offers over 2,500 sq ft above grade plus a PROFESSIONALLY DEVELOPED BASEMENT giving you space to live, work, and entertain without compromise. The main floor is built for connection: an open-concept kitchen, dining, and living area anchored by large windows and natural light. The kitchen features granite counters, GAS COOKTOP, BUILT-IN OVEN, and a central island. Upstairs, you’ll find a SPACIOUS BONUS ROOM, UPPER LAUNDRY WITH BRAND NEW WASHER & DRYER, and three well-sized bedrooms including a primary retreat with a 5-piece ensuite. The FULLY FINISHED BASEMENT adds a fourth bedroom, full bath, office, and large rec space. Outside, enjoy a private fenced yard and deck. Located in one of Calgary’s TOP LAKE COMMUNITIES, you’re minutes from schools, parks, shopping, and year-round lake access. Don’t miss out on this opportunity to live in Mahogany! Book your private showing today!