



**386 Mahogany Terrace SE  
Calgary, Alberta**

**MLS # A2295960**



**\$835,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,462 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Lawn, Level, No Back L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bathroom Rough-in, Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wood Counters

**Inclusions:** N/A

OPEN HOUSES SATURDAY MAR 28 AND SUNDAY MAR 29 FROM 1-3PM! Just imagine living WALKING distance to WEST BEACH in MAHOGANY! This home is nestled on a quiet street with fantastic proximity to shopping, schools, and the beach itself. Boasting over 3,400sqft of total living space over 3 finished levels, you'll enjoy the luxury of space this home provides you. 386 Mahogany Terrace welcomes you through the doors into a flex space that could be used as a seating area, play space, formal dining room, open office - the options are yours to decide. Beyond this is an open kitchen with complete with Stainless Steel Appliances and GRANITE counters which is connected to a breakfast nook and large living room space. You have BRAND NEW CARPET all throughout the upstairs, a luxuriously large primary bedroom with an oversized walk-in-closet and a 5 piece bathroom retreat. Separating the primary to the other bedrooms is a bonus space with a unique balcony off the bonus room,. The basement of this home has a cozy recreation space that is open for interpretation, with a dedicated wet bar, along with another bedroom. A small flex space hosts the ability to use as an exercise space, office, or future bathroom (rough-in's behind the wall). Your fully landscaped back-yard has been cared for with green-thumbs that have curated a beautiful garden that is ready for the next owner to care for. Don't like to drive 10 minutes in and out of your community? This house is situated near the entry to Mahogany which allows for easy in-and-out of the community right to 52nd Street. With shopping, schools, and restuarants near-by (not to mention all the fun community activities Mahogany has to offer!) - you'll feel like you never have to leave the retreat that is MAHOGANY!