



**37 Mahogany Terrace SE
Calgary, Alberta**

MLS # A2296708



\$799,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,276 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	No Back Lane, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Soaking Tub, Walk-In Closet(s)		

Inclusions: *Additional items can be negotiated

Lake living in ideal Mahogany location ~ This fully developed 2 storey home in Mahogany strikes a great balance between style, function, and location—just a short walk to the west beach for easy access to the lake. You’re welcomed by an open entryway that leads into a thoughtfully designed main floor, where the kitchen stands out with its breakfast bar, gas stove, large island, and an abundance of cabinetry and millwork. It flows naturally into a sunlit living room with oversized windows and a fireplace that adds warmth without overpowering the space. The dining area connects directly to the backyard through sliding doors, opening onto a deck with a gas line for BBQs—ideal for easy outdoor living. A practical wraparound layout links the kitchen through the pantry to the attached double garage and a tucked-away half bath. The finished basement offers flexible space with an additional bedroom, a bathroom, and a recreation room—ready to adapt to whatever you need. Upstairs, a bonus room provides a comfortable second living area, alongside three bedrooms including a well-sized primary retreat with its own balcony. The ensuite feels elevated with a soaking tub, walk-in shower, double vanity, and a large walk-in closet with built-in shelving. An upper-floor laundry room adds everyday convenience. With central A/C, great natural light, and a layout built for function, this home delivers both comfort and flexibility. Living in Mahogany means more than just a home—it’s a lifestyle. You’ll have access to the lake, beaches, and pathways, along with quick connections to transit and nearby shopping in Mahogany Village shoppes. The community is known for its energy, amenities, and year-round recreation, making it one of Calgary’s most desirable places to live.