



**462 Mahogany Terrace SE
Calgary, Alberta**

MLS # A2142568



\$835,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,153 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Few Trees, Gazebo, Front Yard, Lawn, Land		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bathroom Rough-in, Chandelier, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Tray Ceiling(s)

Inclusions: Bar Dishwasher (basement), Refrigerator (basement), Wine Fridge (basement), Safe under stairs (basement), Garage Racks Attached to Ceiling, Backyard Shed, 2x Pergolas

This immaculately kept home is in the highly desired community of Mahogany Lake and is just a block away from the coveted West beach entrance! Stepping inside, you will immediately be greeted by high ceilings and a spacious foyer, creating a welcoming atmosphere. The main floor features an open layout that includes a discreet half bath, a large mudroom, a walk-through pantry, and a well-designed kitchen. The open concept living and dining areas enhance the feeling of space and connectivity. The back patio doors lead to an impressive deck and patio area, designed for privacy and enjoyment. Features like a sizable shed, shaded areas under the trees, and a screened pergola, offer multiple spots to relax and entertain outdoors. Heading upstairs, you will find the laundry room and two good sized bedrooms as well as a bonus room complete with elegant tray ceilings. The highlight of the home though, is the expansive primary bedroom, featuring vaulted ceilings and a large bay window that adds grandeur and natural light. The space includes a luxurious ensuite bathroom with a walk-in closet and a separate water closet, ensuring privacy and comfort. Heading downstairs, the basement presents opportunities for customization and additional living space. Features of the basement include high end laminate flooring, a stunning bar area, and a wide-open concept that invites various potential uses. A half bath adds convenience and functionality to the space. This home boasts air conditioning for comfort in those hot summer months and a double attached garage that is insulated and heated for those cold winter days! Meticulous maintenance over the years, reflects the care and attention to detail this home offers. Grab your swimsuit and get ready to enjoy what lake living has to offer in this beautiful community!