



GRASSROOTS
REALTY GROUP

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144 Mahogany Terrace SE
Calgary, Alberta

MLS # A2145446



\$749,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,362 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Stucco	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: Alarm System, Keyless Entry, Garage Freezer, Front Door Bench and Hanger Set

LAKE LIVING this Summer as this home is a short stroll to the West Beach and also Mahogany Village Shoppes! Welcome to your dream home in the highly sought-after community of Mahogany! This 4-bedroom, 2.5-bathroom residence offers an unparalleled combination of comfort and prime location. Enter through the welcoming foyer into an open floor plan that seamlessly connects the living room, dining area, and kitchen. The spacious living room features a cozy fireplace, perfect for those chilly evenings, while the modern kitchen boasts granite countertops, ample counter space, and an island, ideal for entertaining. The main floor also includes a front entry home office and a convenient 2-piece bathroom for guests. Upstairs, the primary bedroom is generously sized and comes with a luxurious 5-piece ensuite that includes a double vanity, jetted tub, and separate shower. Three additional well-sized bedrooms, an additional full bathroom, a bonus room perfect for a media room or extra living space, and a laundry room complete the upper floor. The home is equipped with AC throughout the upstairs and features two furnaces for optimal comfort. The undeveloped basement is a blank canvas, roughed in and ready for your personal touch to create additional living space tailored to your needs. Enjoy outdoor living in the fully fenced yard with a deck, ideal for summer barbecues and relaxation. A double attached garage provides ample parking and storage space. Enjoy exclusive access to the Mahogany Club House and two pristine beaches, offering endless recreational opportunities. The community is surrounded by walking paths, parks, and green spaces, perfect for outdoor enthusiasts, and top-rated schools, shopping centers, and excellent restaurants are all just minutes away. Don't miss the chance to own this incredible home in Mahogany, where luxury meets

convenience. Schedule a showing today and experience the best of what this vibrant community has to offer!