



**213 Mahogany Terrace SE
Calgary, Alberta**

MLS # A2147654



\$949,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,601 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Gazebo, Lawn, Landscaped, M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Partial, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Hot Tub, Shed in the backyard & Playground in the Backyard

Welcome to Mahogany! Welcome to the property with the biggest and most private backyard in the community! This stunning 4-bedroom, 3-bathroom family home offers 2,600 sq. ft. of sophisticated living space on one of the largest lots in the community, nearly 7,500 sq. ft. The main level features Brazilian Walnut Hardwood flooring throughout, an open-concept living area with a cozy gas fireplace, a bright and spacious dining area, and a gourmet kitchen equipped with stainless steel appliances, a gas range, and modern light fixtures. The walk-through pantry leads conveniently to the heated double garage with its own furnace. A versatile front room, perfect for a home office, and a half bathroom complete the practical main floor. On the upper level, you'll find four bedrooms, including a spacious master retreat with an ensuite boasting a stand-up shower, soaker tub, double sinks, and a roomy walk-in closet. The upper floor also includes a central bonus room with a home theater setup perfect for movie nights, a massive laundry room, and an additional 4-piece bathroom. The partially finished basement, with its separate entrance, offers an ideal space for building a secondary unit, made easier by the home's second high-efficiency furnace. This home is equipped with 2 centralized AC units and insulated top to bottom with spray foam for maximum efficiency. Enjoy a beautifully landscaped backyard with a deck, a fun playground, and an RV parking stall. Imagine having friends over for barbecues after spending the day at the lake. Mahogany's Central Beach site is home to the community's grand Beach Club, where residents have exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier, a non-motorized marina, and more. This home is conveniently located just steps from the Main Beach and Mahogany Village Market, with

easy access in and out of the community, free of traffic circles. Don't miss the opportunity to call this magnificent property your forever home! Book your viewing today! (Viewings start on Friday July 12th)