



**144 Mahogany Terrace SE
Calgary, Alberta**

MLS # A2180171



\$899,999

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,365 sq.ft.	Age:	2009 (15 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Keyless Entry, Garage Freezer, Front Door Bench and Hanger Set		

Welcome to this spacious family home in the premier lake community of Mahogany. Located just steps away from Mahogany Plaza and the West beach. The house is situated on a family friendly street and has easy access to public transit, 52nd Street and to Stoney Trail. The new South Health Campus is 7 minutes away. As you enter this spacious home, you are greeted by an office room. The open kitchen has been upgraded with new stainless steel appliances and a quartz counter. The walk-through pantry is connected to the mudroom and offers additional storage. Main floor also includes a bright living and dining area and a half-bath. On the upper level presents a massive bonus room with vaulted ceiling and ample natural light, 4 bedrooms, a full bath and the laundry room. The primary bedroom comes with an ensuite, jetted bathtub, standing shower, vanity and closet. Bonus room can easily be converted to 5th bedroom if needed. The house comes with central air condition, with all new carpet on the upper floor and all bathrooms have upgraded quartz counter tops. The whole house is newly painted. The legal basement suite is a spacious unit with over 900 sq ft and has a separate side entrance. This was built in November and comes with a living area, kitchen, 2 good-sized bedrooms, a 4-piece full bath and flooring completed with subfloor on bottom. Fully fenced yard with trees and a great deck on the back yard. Ideal for day homes, multi-generational families or for generating rental income. Also good for long term and short term rentals. Don't wait, call your favorite realtor for a private viewing.