# \$749,000 - 459 Mahogany Terrace Se, Calgary

MLS® #A2199759

## \$749,000

3 Bedroom, 3.00 Bathroom, 1,935 sqft Residential on 0.09 Acres

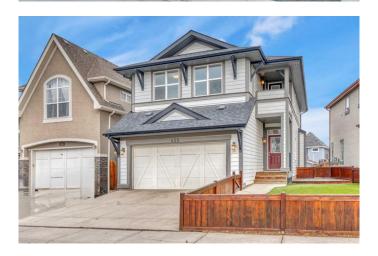
Mahogany, Calgary, Alberta

This is an amazing home for the price!! Jayman Masterbuilt home in the heart of Mahogany, just a short walk to West Beach & moments from the plaza, parks, pathways, Stoney Trail & South Health Campus. As you step inside, real hardwood floors and 9-ft ceilings create an inviting & spacious main level. The well-appointed kitchen features a generous island, perfect for casual seating, while the cozy fireplace adds warmth & charm during cooler months. Enjoy outdoor living with a fully fenced front yard, maintenance-free turf & a great patio to soak in the afternoon & evening sun. This home is one of the few in the area offering back alley access, adding extra convenience & flexibility. Do you have a boat or camper? - room in the backyard to park your toys. Upstairs, the primary suite is a true retreat with a walk-in closet & a luxurious 5-piece ensuite. Two additional spacious bedrooms, a 4-piece bathroom & a dedicated office/den space complete the upper level. Take in breathtaking sunsets from the west-facing upper balconyâ€"a perfect place to unwind. The fully finished basement expands your living space with a large rec room & roughed-in bathroom, offering endless possibilities. Stay comfortable year-round with central air conditioning & enjoy the practicality of a front double garage.

This exceptional home combines style, convenience & prime locationâ€"don't miss your chance to live in one of Calgary's most desirable lake







#### Built in 2011

#### **Essential Information**

MLS® # A2199759 Price \$749,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,935 Acres 0.09 Year Built 2011

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 459 Mahogany Terrace Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta

Postal Code T3M 0X3

#### **Amenities**

Amenities Beach Access, Clubhouse

Parking Spaces 4

Parking Double Garage Attached, RV Access/Parking

# of Garages 2

## Interior

Interior Features Granite Counters, Kitchen Island, Breakfast Bar

Appliances Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s)

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Back Lane, Level

Roof Asphalt Shingle

Construction Composite Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed March 6th, 2025

Days on Market 64

Zoning R-G

HOA Fees 582

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX Key

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