

42 Mahogany Terrace SE
Calgary, Alberta

MLS # A2186129



\$759,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,022 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Lawn, Garden, Low Maintenance Landscape, Level, Street Lighting, Undergro		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, Open Floorplan, See Remarks		

Inclusions: security system hardware only

Check out the 3d tour! If you want to take advantage of true Mahogany living at a great price point, don't miss this one! This beautifully maintained 3 bed, 2.5 home is only a 5 minute walk (3 blocks) from the west beach, and the commercial amenities of this vibrant neighbourhood, while only being a 1-minute drive from entrance of the community for easy commuting in and out. As you enter the home, you'll be met with lofty ceilings and an open concept kitchen and dining and living space. Hardwood floors and 9 foot ceilings complement this level and multiple large, east facing windows capture the sunny morning and afternoon light. Outside in the back yard you will enjoy a large LEVEL yard complete with 600 sqft of stamped concrete, garden beds around the perimeter, an irrigation system, two gas hook up for your bbq and fire table, and tall trees that make this a private oasis in the summer months. Back inside and upstairs you'll find 2 good sized bedrooms, a 4 piece bathroom, a large primary with a walk-in closet complete with custom California Closet organization and private ensuite. This level also has a large office nook, a laundry closet AND a large sunny bonus room. With plenty of west-facing windows, this flex space also has an additional private balcony attached- perfect for watching the sunset, or enjoying a morning coffee, an evening cocktail, or a good book. Downstairs in the basement, you will enjoy a spacious entertainment area with two egress windows, a space for your own projector or large mounted tv, and wired-in surround sound. This level also has an alcove, which is perfect for a queen bed for extra guests, an office or a separate play area. There is also a rough-in for an extra bathroom on this level should you want to add one in future. Other great features of this home include a newer Samsung refrigerator (2023) and Bosch dishwasher (2021), a

poly-coated garage floor, central a/c, easy street parking for guests and great neighbours. Don't miss your opportunity to see this fantastic home- book your private showing today.