

379 Mahogany Terrace SE
Calgary, Alberta

MLS # A2207569



\$799,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,426 sq.ft.	Age:	2010 (15 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters, Separate Entrance		

Inclusions: Storage Shed, climbing wall in backyard, swing set, vacuflow, culligan soft water system, chair lift

Welcome to this spacious family home in the sought-after lake community of Mahogany! Nestled on a family-friendly street, this home is just steps from Mahogany Plaza, the West Beach, parks, and pathways. With easy access to public transit, 52nd Street, and Stoney Trail, plus the South Health Campus only 7 minutes away, convenience is at your doorstep. Step inside to discover a thoughtfully designed layout featuring an office/den with bright windows at the front. The open-concept kitchen is a chef's dream with new stainless steel appliances, quartz countertops, a spacious island, and a walk-through pantry that connects to the mudroom for added storage. The living and dining areas are bathed in natural light, centered around a cozy gas fireplace, while a half-bath completes the main floor. Upstairs, a massive bonus room with vaulted ceilings offers the perfect retreat for family movie nights. This level also boasts four spacious bedrooms, a full bath, and an upper-level laundry room with a sink and sun tunnel for natural light. The primary suite is a true sanctuary, featuring a jetted soaker tub, a standing shower, a vanity, and a walk-in closet. The illegal suite basement is an impressive 900+ sq. ft. unit. It includes a kitchen with a stove, fridge, and microwave/fan, a living area, two well-sized bedrooms, a 4-piece bath, and in-suite laundry. Thoughtfully completed with subflooring for warmth and comfort. Enjoy the outdoors in the fully fenced backyard, complete with mature trees, a spacious deck, a climbing wall, and a swingset—perfect for entertaining. The double garage offers a sub-ceiling for storage, plus there's a side shed for extra space. Additional features include central air conditioning, two furnaces with humidifiers, Vacuflor, upper-floor carpet, upgraded quartz countertops in all bathrooms, and beautiful hardwood floors on the main level.

This home truly offers the best of comfort, style, and functionality in one of Calgary's most desirable communities. Don't miss your chance to own this incredible home—book your private viewing today!