



446 Mahogany Terrace Calgary Alberta

\$775,000

Lake side living at its finest! Step into an original owner home, built by Trico homes walking distance to 2 Schools, the West Beach, a Transit stop and Mahogany's Urban Village. Enter into a tiled front foyer adjacent to the family size mudroom with direct access to the rear kitchen via the walk-through pantry. The back of the home is wide open from the lifestyle room adorned with a gas fireplace and coffered ceiling to the dual pane patio doors and dining area offering direct access to your West facing outdoor space complete with an upper deck, BBQ gas line, privacy screen, lower grass area, fully fenced a hot tub and Central Air! The entertainment designed kitchen is sure to please with a plethora of prep space, a full appliance package, granite counters a central island and extended height cabinetry. Open rail takes you to the upper-level presenting space for today's modern family. Beginning with a front bonus room with a raised knockdown ceiling and added storage niche, upper laundry boasting newer washer and dryer and added storage cabinets. 2 generous size bedrooms, a private 4-piece bath and West facing primary bedroom with a focal second gas fireplace, a raised ceiling, boutique inspired walk in closet and a glamorous 5-piece en-suite bath consisting of a glass enclosed separate shower, his and her sinks, deep soaker tub and water closet. The lower level is developed to below and comes partially finished allowing for up to 2 more bedrooms, a storage area, rough in bath and recreation room space. The home, design, upgrades, plan and location complete with a new hot water tank, simple access to all the community amenities without having to navigate construction! (id:6769)

2pc Bathroom 7.50 Ft x 2.75 Ft
 Foyer 5.58 Ft x 8.83 Ft
 Kitchen 13.17 Ft x 8.67 Ft
 Dining room 11.08 Ft x 13.42 Ft
 Living room 13.92 Ft x 16.75 Ft
 Laundry room 8.00 Ft x 5.00 Ft

Bonus Room 18.92 Ft x 16.08 Ft
 4pc Bathroom 9.92 Ft x 8.17 Ft
 5pc Bathroom 10.08 Ft x 13.50 Ft
 Primary Bedroom 15.08 Ft x 15.00 Ft
 Bedroom 9.92 Ft x 10.33 Ft
 Bedroom 10.42 Ft x 11.00 Ft

Listing Presented By:



Originally Listed by:
 RE/MAX First

<http://jameshomes.ca>



See

Mirror

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