



# 144 Mahogany Terrace Calgary Alberta

\$899,999

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. (id:6769)

Furnace 11.75 Ft x 9.92 Ft  
Living room 12.67 Ft x 11.58 Ft  
Bedroom 10.75 Ft x 9.92 Ft  
Bedroom 12.67 Ft x 11.92 Ft  
Kitchen 11.92 Ft x 11.08 Ft  
Laundry room 3.83 Ft x 3.67 Ft  
Dining room 11.92 Ft x 9.67 Ft  
Living room 16.33 Ft x 16.17 Ft

2pc Bathroom 6.92 Ft x 2.75 Ft  
4pc Bathroom 8.83 Ft x 4.92 Ft  
Pantry 8.17 Ft x 4.42 Ft  
Bonus Room 18.92 Ft x 12.00 Ft  
Primary Bedroom 16.25 Ft x 13.42 Ft  
Bedroom 11.33 Ft x 8.92 Ft  
Bedroom 11.33 Ft x 8.92 Ft  
Bedroom 11.25 Ft x 10.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

<https://gijovarghese.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Office 10.67 Ft x 8.42 Ft

5pc Bathroom 10.83 Ft x 8.42 Ft

Kitchen 14.42 Ft x 8.50 Ft