



## 463 Mahogany Terrace Calgary Alberta

\$589,900

Welcome to 463 Mahogany Terrace, a delightful 2-storey, semi-detached home in beautiful Mahogany. This well designed home offers open-concept living on the main floor with a fully finished basement. has 4 bedrooms and 3 full bathrooms, complemented by a convenient 2-piece powder room, offering ample space and comfort for families of all sizes. Upon entering, you'll immediately appreciate the thoughtful layout, the large, inviting kitchen, featuring an eat-at counter and the seamless flow between the kitchen, dining, and living areas creates an ideal environment for both everyday living and hosting social gatherings. Ascending to the upper level, you'll find well-appointed bedrooms, including a good-sized primary suite with a 4-piece ensuite. The convenience of upstairs laundry facilities adds to the home's functional design. The bedrooms are thoughtfully arranged around the main 4-piece bathroom and provides privacy and comfort for all family members. The fully finished basement extends the living space, offering versatile options for a home office, recreation room, or guest accommodations. This additional level ensures that every square foot of the home is utilized to its fullest, providing flexibility for changing needs over time. The central air conditioning system maintains a pleasant indoor climate in the hot summer months and the central vacuum system further enhances the home's ease of maintenance, making cleaning effortless and efficient. The exterior of 463 Mahogany Terrace is equally impressive. A single, attached garage provides secure parking and storage, while the landscaping adds curb appeal and creates a welcoming entrance. The backyard features low-maintenance artificial turf that remains lush and green without the need for watering or mowing. A raised-bed garden offers the perfect opportunity for home gardening enthusiasts to cultivate their own herbs, ...

4pc Bathroom 4.92 Ft x 8.17 Ft

Primary Bedroom 11.92 Ft x 16.75 Ft

4pc Bathroom 8.25 Ft x 6.00 Ft

Bedroom 9.33 Ft x 9.67 Ft

Bedroom 9.08 Ft x 9.67 Ft

Bedroom 10.67 Ft x 9.17 Ft

Recreational, Games room 11.42 Ft x 14.92 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

Living room 13.83 Ft x 13.50 Ft

Kitchen 14.08 Ft x 9.42 Ft

Dining room 7.17 Ft x 13.08 Ft

2pc Bathroom 2.75 Ft x 7.00 Ft

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