



# 213 Mahogany Terrace Calgary Alberta

\$949,900

\*\*\*--- OPEN HOUSE Sat & Sunday from 2-4 PM (July 20th/21st) ---\*\*\* Welcome to Mahogany and a new lifestyle! This stunning 4-bedroom, 3-bathroom family home offers 2,600 sq. ft. of sophisticated living space on one of the largest lots in the community, nearly 7,500 sq. ft. The main level features Brazilian Walnut Hardwood flooring throughout, an open-concept living area with a cozy gas fireplace, a bright and spacious dining area, and a gourmet kitchen equipped with stainless steel appliances, a gas range, and modern light fixtures. The walk-through pantry leads conveniently to the heated double garage with its own furnace. A versatile front room, perfect for a home office, and a half bathroom complete the practical main floor. On the upper level, you'll find four bedrooms, including a spacious master retreat with an ensuite boasting a stand-up shower, soaker tub, double sinks, and a roomy walk-in closet. The upper floor also includes a central bonus room with a home theater setup perfect for movie nights, a massive laundry room, and an additional 4-piece bathroom. The partially finished basement, with its separate entrance, offers an ideal space for building a secondary unit, made easier by the home's second high-efficiency furnace. This home is equipped with 2 centralized AC units and insulated top to bottom with spray foam for maximum efficiency. Enjoy a beautifully landscaped backyard with a deck, a fun playground, and an RV parking stall. Imagine having friends over for barbecues after spending the day at the lake. Mahogany's Central Beach site is home to the community's grand Beach Club, where residents have exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier, a non-motorized marina, and more. This home is conveniently located just steps from the Main Beach and Mahogany Village Market, with easy access in and out of t...

Listing Presented By:



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CIR Realty

**RE/MAX Realty Professionals**

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Recreational, Games room 44.00 Ft x 13.42 Ft

Furnace 35.75 Ft x 12.50 Ft

Kitchen 17.92 Ft x 11.00 Ft

Dining room 12.92 Ft x 12.50 Ft

Living room 16.17 Ft x 16.17 Ft

Office 10.58 Ft x 9.33 Ft

Bonus Room 19.00 Ft x 12.25 Ft

Laundry room 9.33 Ft x 9.00 Ft

Primary Bedroom 16.25 Ft x 14.33 Ft

Bedroom 9.92 Ft x 9.25 Ft

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

Foyer 8.67 Ft x 7.58 Ft

Other 9.75 Ft x 4.67 Ft

2pc Bathroom 4.92 Ft x 4.50 Ft

4pc Bathroom 9.83 Ft x 4.92 Ft

5pc Bathroom 11.00 Ft x 9.33 Ft