



232 Mahogany Terrace Calgary Alberta

\$770,000

Welcome to this beautifully maintained home, perfectly positioned on a quiet street in the highly sought-after lake community of Mahogany in Southeast Calgary. Just a 5-minute walk to the lake, parks, shopping, schools, and endless walking paths, this property offers year-round lake access and an unbeatable lifestyle. Enjoy exceptional convenience with quick access to Deerfoot Trail and Stoney Trail, making commuting anywhere in or out of the city effortless. You're also just minutes from South Health Campus. Step inside to a spacious front foyer, leading into a bright, open-concept main floor finished with rich hardwood throughout. The thoughtfully designed layout allows the whole family to gather comfortably. The kitchen features warm wood cabinetry, granite countertops, stainless steel appliances, a pantry, and a stunning three-sided fireplace that creates a beautiful focal point between the dining and living areas. The inviting living room offers the perfect space to relax on cozy winter evenings and flows seamlessly for entertaining or hosting holiday dinners. A convenient 2-piece powder room and mudroom off the garage complete the main level. The garage itself boasts high ceilings, offering excellent additional storage space. Upstairs, you'll find a generous bonus room—ideal for a play area or media space—along with two well-sized bedrooms and a full 4-piece bathroom. The spacious primary retreat features a luxurious 5-piece ensuite with a tiled stand-up shower, soaker tub, dual sinks, and a large walk-in closet. The fully developed basement offers an illegal suite setup complete with a full kitchen, separate laundry, recreation room, bedroom, and full bathroom—providing flexible living options. Outside, the backyard is thoughtfully designed with privacy in mind, creating a wonderful space to relax and unwind. Lovingly cared for and move-in ready, this exception...

Other 10.42 Ft x 7.08 Ft

Family room 14.25 Ft x 9.92 Ft

Other 9.50 Ft x 8.75 Ft

Bedroom 11.58 Ft x 11.42 Ft

3pc Bathroom Measurements not available

Furnace 9.25 Ft x 7.25 Ft

Other 10.58 Ft x 5.42 Ft

2pc Bathroom Measurements not available

Bonus Room 16.92 Ft x 14.92 Ft

Primary Bedroom 18.92 Ft x 12.92 Ft

5pc Bathroom Measurements not available

Other 7.33 Ft x 4.75 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Family room 12.83 Ft x 12.42 Ft

Dining room 13.17 Ft x 9.92 Ft

Kitchen 12.67 Ft x 9.92 Ft

Foyer 7.58 Ft x 5.58 Ft

Bedroom 11.08 Ft x 10.42 Ft

Bedroom 11.08 Ft x 10.42 Ft

Laundry room 7.83 Ft x 5.58 Ft