



## 42 Mahogany Terrace Calgary Alberta

\$759,900

\*The open house is cancelled\* If you want to take advantage of true Mahogany living at a great price point, don't miss this one! This beautifully maintained 3 bed, 2.5 home is only a 5 minute walk (3 blocks) from the west beach, and the commercial amenities of this vibrant neighbourhood, while only being a 1-minute drive from entrance of the community for easy commuting in and out. As you enter the home, you'll be met with lofty ceilings and an open concept kitchen and dining and living space. Hardwood floors and 9 foot ceilings complement this level and multiple large, east facing windows capture the sunny morning and afternoon light. Outside in the back yard you will enjoy a large LEVEL yard complete with 600 sqft of stamped concrete, garden beds around the perimeter, an irrigation system, two gas hook up for your bbq and fire table, and tall trees that make this a private oasis in the summer months. Back inside and upstairs you'll find 2 good sized bedrooms, a 4 piece bathroom, a large primary with a walk-in closet complete with custom California Closet organization and private ensuite. This level also has a large office nook, a laundry closet AND a large sunny bonus room. With plenty of west-facing windows, this flex space also has an additional private balcony attached- perfect for watching the sunset, or enjoying a morning coffee, an evening cocktail, or a good book. Downstairs in the basement, you will enjoy a spacious entertainment area with two egress windows, a space for your own projector or large mounted tv, and wired-in surround sound. This level also has an alcove, which is perfect for a queen bed for extra guests, an office or a separate play area. There is also a rough-in for an extra bathroom on this level should you want to add one in future. Other great features of this home include a newer Samsung refrigerator (2023) and Bosch dishwasher (2021...

Recreational, Games room 23.67 Ft x 26.67 Ft

Furnace 7.42 Ft x 14.92 Ft

2pc Bathroom 5.00 Ft x 5.08 Ft

Dining room 10.67 Ft x 14.00 Ft

Kitchen 10.67 Ft x 10.25 Ft

Furnace 14.33 Ft x 12.00 Ft

5pc Bathroom 10.75 Ft x 12.83 Ft

Bedroom 9.67 Ft x 11.42 Ft

Bedroom 11.00 Ft x 10.00 Ft

Family room 19.08 Ft x 12.00 Ft

Office 10.08 Ft x 7.67 Ft

Primary Bedroom 13.92 Ft x 12.00 Ft

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

Listing Presented By:



Originally Listed by:  
Charles

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

4pc Bathroom 5.00 Ft x 10.33 Ft

Other 5.00 Ft x 9.25 Ft