



462 Mahogany Terrace Calgary Alberta

\$815,000

Meticulously maintained 2-story home in award-winning community of Mahogany Lake boasting fantastic location with 2-minute walk to West Beach, 5 mins to amenities and schools, and easy in and out access to nearby Stoney and Deerfoot Trail. This home is turnkey with custom finishes and hardscaped with cobblestone pavers front, back and sides including an expanded driveway to fit 3 cars! Stepping inside and find high ceilings, spacious foyer, hard wood floors, discreet half bath, large mudroom with walk-through pantry, and a well-designed kitchen boasting high end appliances, granite counters and a large sit-up island. A gas line has been installed for changeover to a gas stove. This level is completed with an elegant gas fireplace feature wall and patio doors lead to a backyard oasis designed for privacy and comfort complete with an elevated deck boasting high end composite deck boards, cedar privacy screen, glass railings, and BBQ Gazebo with gas connection. The lower patio area is cobblestone paved with stone retaining walls and features a large screened and curtained gazebo, mature trees, small grassy area, and a custom built 6'x12' finished shed with 20amp electrical circuit. The shed could be used for workshop, playhouse or a private studio. A fully automated irrigation system keeps the lawn areas and tree beds looking great all summer long while you hit the beach! Venture back inside to the upper level where you are presented a laundry room, 2 good sized bedrooms, 4-piece bathroom and a huge bonus room featuring elegant tray ceilings. Completing this level is a stunning primary bedroom featuring vaulted ceilings and a large bay window that adds grandeur and natural light, with a luxurious ensuite bathroom complete with double vanities, large walk-in shower, jetted soaker tub, walk-in closet and separate water closet. The professionally developed basement...

- 2pc Bathroom 5.08 Ft x 8.58 Ft
- Other 11.50 Ft x 14.33 Ft
- Recreational, Games room 14.25 Ft x 28.75 Ft
- Furnace 9.17 Ft x 7.17 Ft
- 2pc Bathroom 5.50 Ft x 5.25 Ft
- Dining room 11.50 Ft x 10.50 Ft

- Other 11.08 Ft x 6.08 Ft
- 4pc Bathroom 5.58 Ft x 10.83 Ft
- 5pc Bathroom 14.92 Ft x 13.58 Ft
- Bedroom 11.50 Ft x 10.50 Ft
- Bedroom 11.17 Ft x 10.50 Ft
- Bonus Room 18.92 Ft x 17.83 Ft

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Listing Presented By:



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CIR Realty

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

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

Foyer 13.50 Ft x 11.17 Ft

Kitchen 10.92 Ft x 13.17 Ft

Family room 13.50 Ft x 14.25 Ft

Laundry room 5.58 Ft x 7.83 Ft

Primary Bedroom 18.83 Ft x 24.42 Ft