# \$749,000 - 459 Mahogany Terrace Se, Calgary

MLS® #A2199759

## \$749,000

3 Bedroom, 3.00 Bathroom, 1,935 sqft Residential on 0.09 Acres

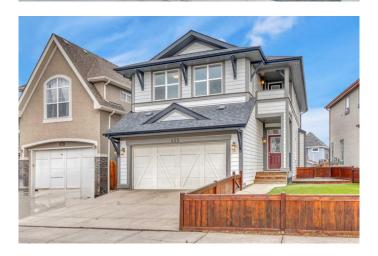
Mahogany, Calgary, Alberta

This is an amazing home for the price!! Jayman Masterbuilt home in the heart of Mahogany, just a short walk to West Beach & moments from the plaza, parks, pathways, Stoney Trail & South Health Campus. As you step inside, real hardwood floors and 9-ft ceilings create an inviting & spacious main level. The well-appointed kitchen features a generous island, perfect for casual seating, while the cozy fireplace adds warmth & charm during cooler months. Enjoy outdoor living with a fully fenced front yard, maintenance-free turf & a great patio to soak in the afternoon & evening sun. This home is one of the few in the area offering back alley access, adding extra convenience & flexibility. Do you have a boat or camper? - room in the backyard to park your toys. Upstairs, the primary suite is a true retreat with a walk-in closet & a luxurious 5-piece ensuite. Two additional spacious bedrooms, a 4-piece bathroom & a dedicated office/den space complete the upper level. Take in breathtaking sunsets from the west-facing upper balconyâ€"a perfect place to unwind. The fully finished basement expands your living space with a large rec room & roughed-in bathroom, offering endless possibilities. Stay comfortable year-round with central air conditioning & enjoy the practicality of a front double garage.

This exceptional home combines style, convenience & prime locationâ€"don't miss your chance to live in one of Calgary's most desirable lake







#### Built in 2011

#### **Essential Information**

MLS® # A2199759 Price \$749,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,935 Acres 0.09 Year Built 2011

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 459 Mahogany Terrace Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta

Postal Code T3M 0X3

#### **Amenities**

Amenities Beach Access, Clubhouse

Parking Spaces 4

Parking Double Garage Attached, RV Access/Parking

# of Garages 2

## Interior

Interior Features Granite Counters, Kitchen Island, Breakfast Bar

Appliances Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s)

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Back Lane, Level

Roof Asphalt Shingle

Construction Composite Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed March 6th, 2025

Days on Market 62

Zoning R-G

HOA Fees 582

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX Key

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.