# \$799,900 - 379 Mahogany Terrace Se, Calgary

MLS® #A2207569

### \$799,900

6 Bedroom, 4.00 Bathroom, 2,426 sqft Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Welcome to this spacious family home in the sought-after lake community of Mahogany!

Nestled on a family-friendly street, this home is just steps from Mahogany Plaza, the West Beach, parks, and pathways. With easy access to public transit, 52nd Street, and Stoney Trail, plus the South Health Campus only 7 minutes away, convenience is at your doorstep.

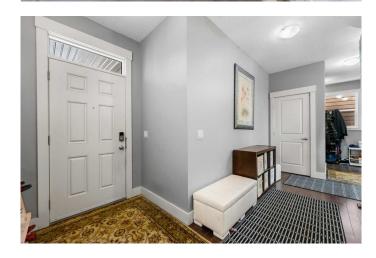
Step inside to discover a thoughtfully designed layout featuring an office/den with bright windows at the front. The open-concept kitchen is a chef's dream with new stainless steel appliances, quartz countertops, a spacious island, and a walk-through pantry that connects to the mudroom for added storage. The living and dining areas are bathed in natural light, centered around a cozy gas fireplace, while a half-bath completes the main floor.

Upstairs, a massive bonus room with vaulted ceilings offers the perfect retreat for family movie nights. This level also boasts four spacious bedrooms, a full bath, and an upper-level laundry room with a sink and sun tunnel for natural light. The primary suite is a true sanctuary, featuring a jetted soaker tub, a standing shower, a vanity, and a walk-in closet.

The illegal suite basement is an impressive







900+ sq. ft. unit. It includes a kitchen with a stove, fridge, and microwave/fan, a living area, two well-sized bedrooms, a 4-piece bath, and in-suite laundry. Thoughtfully completed with subflooring for warmth and comfort.

Enjoy the outdoors in the fully fenced backyard, complete with mature trees, a spacious deck, a climbing wall, and a swingsetâ€"perfect for entertaining. The double garage offers a sub-ceiling for storage, plus there's a side shed for extra space.

Additional features include central air conditioning, two furnaces with humidifiers, Vacuflo, upper-floor carpet, upgraded quartz countertops in all bathrooms, and beautiful hardwood floors on the main level.

This home truly offers the best of comfort, style, and functionality in one of Calgary's most desirable communities. Don't miss your chance to own this incredible homeâ€"book your private viewing today!

Built in 2010

#### **Essential Information**

MLS® # A2207569 Price \$799,900

Bedrooms 6
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,426 Acres 0.09 Year Built 2010

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 379 Mahogany Terrace Se

Subdivision Mahogany

City Calgary
County Calgary
Province Alberta
Postal Code T3M 0X4

#### **Amenities**

Amenities Bicycle Storage, Park, Beach Access, Clubhouse, Picnic Area,

Playground, Racquet Courts

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features High Ceilings, Quartz Counters, Separate Entrance

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

Washer, Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air, Sep. HVAC Units

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Storage

Lot Description Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 1st, 2025

Days on Market 19
Zoning R-G

HOA Fees 570

HOA Fees Freq. ANN

# **Listing Details**

Listing Office eXp Realty

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.