

# \$799,800 - 161 Mahogany Terrace Se, Calgary

MLS® #A2220557

**\$799,800**

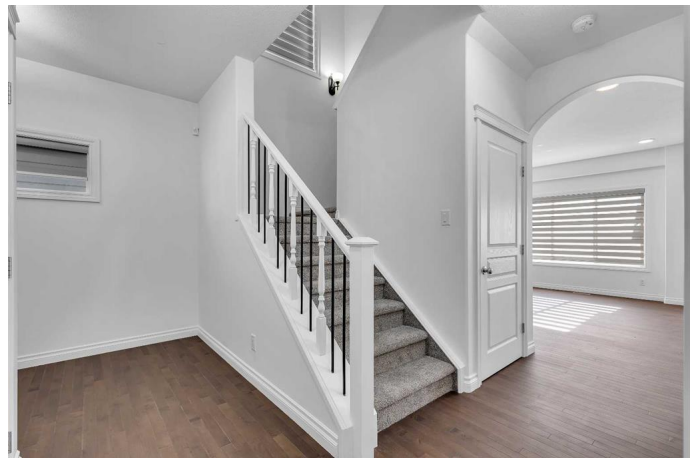
4 Bedroom, 4.00 Bathroom, 2,102 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

**\*OPEN HOUSE SUNDAY may 18 1-4pm\***

Over 2,800 sq ft of developed living space, this stunning residence offers 4 bed / 3.5 bath with main floor den and upper bonus. Find yourself enthralled with a location in the award-winning lake community of Mahogany - on a street between two adjacent cul-de-sacs, west-facing back yard with pathways behind, MOUNTAIN VIEWS from the main and upper floors, walking distance to the West Beach, the off-leash dog walk, brand new shops and restaurants and city pathway system & so much more. Main floor boasts an expansive layout with gleaming hardwood floors (recently refinished) leading you throughout to the plan that connects the dining, kitchen and living seamlessly. The living room features a cozy fireplace for the cooler days with wood mantel & large windows spanning across the west side letting in tons of natural light. The high ceilings along with large windows leave the home feeling bright and inviting. Kitchen features: beautiful white cabinets, large eating island, granite counters, storage space, butlers pantry (upgrade!), SS appliances & more. To complete the main is the office/den space with built ins, mud room and half bath. Upstairs, you'll find a central bonus room, laundry room, two well-sized bedrooms, and a spacious primary suite with more mountain views, a walk-in closet, and a luxurious 5-piece ensuite featuring dual sinks, a soaker tub, and separate shower along with another full bath. Basement has been recently fully finished with



large rec room, bedroom and full bathroom with a stunning walk in tiled shower with glass door. Backyard is your completely private dreamy oasis, it has a large deck (perfect for summer day bbq), a pergola, and plenty of additional space for the kids. Located within walking distance to Mahogany's West Beach, off-leash dog park, wetlands, new shops, restaurants, and the city's pathway system, this home is ideally positioned to enjoy everything this vibrant lake community has to offer. Mahogany is the perfect place to call home for families and outdoor enthusiasts alike. Don't miss this opportunity to enjoy lake living at its finest!

Built in 2010

### Essential Information

MLS® #	A2220557
Price	\$799,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,102
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	161 Mahogany Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3m0t6

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	475
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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