

\$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

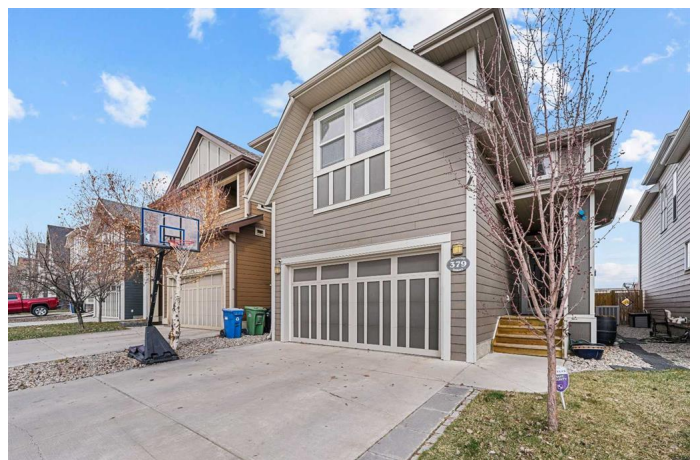
Welcome to this spacious family home in the sought-after lake community of Mahogany!

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 thereâ€™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 Calgaryâ€™s most desirable communities. Donâ€™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, Clubhouse, Park, Picnic Area, Playground, Beach Access, 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 | 31 |
| Zoning | R-G |
| HOA Fees | 570 |

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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