

232 Mahogany Terrace SE
Calgary, Alberta

MLS # A2288958



\$770,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,157 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity		

Inclusions: N/A

Welcome to this beautifully maintained home, perfectly positioned on a quiet street in the highly sought-after lake community of Mahogany in Southeast Calgary. Just a 5-minute walk to the lake, parks, shopping, schools, and endless walking paths, this property offers year-round lake access and an unbeatable lifestyle. Enjoy exceptional convenience with quick access to Deerfoot Trail and Stoney Trail, making commuting anywhere in or out of the city effortless. You’re also just minutes from South Health Campus. Step inside to a spacious front foyer, leading into a bright, open-concept main floor finished with rich hardwood throughout. The thoughtfully designed layout allows the whole family to gather comfortably. The kitchen features warm wood cabinetry, granite countertops, stainless steel appliances, a pantry, and a stunning three-sided fireplace that creates a beautiful focal point between the dining and living areas. The inviting living room offers the perfect space to relax on cozy winter evenings and flows seamlessly for entertaining or hosting holiday dinners. A convenient 2-piece powder room and mudroom off the garage complete the main level. The garage itself boasts high ceilings, offering excellent additional storage space. Upstairs, you’ll find a generous bonus room—ideal for a play area or media space—along with two well-sized bedrooms and a full 4-piece bathroom. The spacious primary retreat features a luxurious 5-piece ensuite with a tiled stand-up shower, soaker tub, dual sinks, and a large walk-in closet. The fully developed basement offers an illegal suite setup complete with a full kitchen, separate laundry, recreation room, bedroom, and full bathroom—providing flexible living options. Outside, the backyard is thoughtfully designed with privacy in mind, creating a wonderful space to relax and unwind. Lovingly

cared for and move-in ready, this exceptional home offers space, comfort, and lifestyle in one of Calgary's premier lake communities. Don't miss your opportunity to make it yours!