

17 Mahogany Terrace SE
Calgary, Alberta

MLS # A2317991



\$599,900

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|------------------|--|---------------|-------------------|
| Division: | Mahogany | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,460 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garage | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Concrete, Wood Frame | Zoning: | R-2M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to 17 Mahogany Terrace SE, a stunning residence offering the ultimate lakeside lifestyle! Perfectly situated within walking distance to the pristine waters of Mahogany Lake, this home places convenience right at your doorstep with a vibrant selection of shopping, dining, and amenities just a few feet away. Step inside to discover a beautifully designed main floor highlighted by a stunning kitchen complete with premium stainless steel appliances, a true chef's haven perfect for hosting family and friends. Upstairs, you will find a highly functional layout featuring 3 spacious bedrooms, including a luxurious primary retreat complete with a private ensuite, alongside a conveniently located upper floor laundry room. The fully finished basement adds incredible versatility to the home, boasting an ideal home office space, an additional bedroom, and a full bathroom perfect for guests or growing families. Step outside into your private, low-maintenance backyard oasis, thoughtfully designed with a deck and patio for effortless outdoor dining, entertaining, and relaxation without the weekend chores. Don't miss your chance to own in Calgary's premier lake community!