

367 Mahogany Terrace SE Calgary, Alberta

MLS # A2320560



\$800,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,275 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Gazebo, Low Maintenance Landscape, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Kitchen Island, No Smoking Home, Pantry, Wet Bar		

Inclusions: Hot tub, built in appliances, washer, dryer, fridge

Some homes check the boxes. Others raise the standard. Welcome to this beautifully finished 4-bedroom, 3.5-bathroom home in Mahogany, where thoughtful design meets exceptional family living. The bright main floor offers an inviting open-concept layout with seamless flow between the kitchen, dining and living spaces. The stylish kitchen features an oversized island, abundant cabinetry and plenty of room to gather, while the cozy fireplace and sun-filled living room create the perfect space to relax and connect. Upstairs, you'll find three spacious bedrooms, upper-level laundry and an expansive bonus room—ideal for movie nights, playtime, a home office or simply extra room to spread out. The primary retreat offers a peaceful escape with a beautiful ensuite and impressive walk-in closet. The fully finished basement adds even more versatility with a generous recreation space, fourth bedroom and full bathroom—perfect for guests, teens, movie nights, a home gym or entertaining. Outside, the backyard is truly exceptional. Enjoy a new low-maintenance turf lawn with a dedicated putting green, plus a stunning covered pergola, hot tub, fire pit and multiple spaces for outdoor entertaining. It's the kind of backyard designed to be enjoyed—not maintained. And the location? It doesn't get much better for family living. Just a 7-minute walk to the lake and beach, with three parks nearby, this home puts some of Mahogany's best outdoor amenities right at your doorstep. Kids can head out to play, families can walk to the lake for an afternoon by the water, and evenings can easily turn into spontaneous neighbourhood adventures. Add in Mahogany's year-round lake access, pathways, schools, grocery stores, restaurants and countless community amenities, and it's easy to see why this is such a sought-after destination for young

families. Beautifully finished, exceptionally located and thoughtfully designed for the way families live today. Welcome home to Mahogany.