

459 Mahogany Terrace SE
Calgary, Alberta

MLS # A2199759



\$749,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Mahogany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,935 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Level | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Composite Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, Kitchen Island | | |

Inclusions: N/A

Come & Check out this stunning Jayman Masterbuilt home in the heart of Mahogany, just a short walk to West Beach & moments from the plaza, parks, pathways, Stoney Trail & South Health Campus. As you step inside, real hardwood floors and 9-ft ceilings create an inviting & spacious main level. The well-appointed kitchen features a generous island, perfect for casual seating, while the cozy fireplace adds warmth & charm during cooler months. Enjoy outdoor living with a fully fenced front yard, maintenance-free turf & a great patio to soak in the afternoon & evening sun. This home is one of the few in the area offering back alley access, adding extra convenience & flexibility. Upstairs, the primary suite is a true retreat with a walk-in closet & a luxurious 5-piece ensuite. Two additional spacious bedrooms, a 4-piece bathroom & a dedicated office/den space complete the upper level. Take in breathtaking sunsets from the west-facing upper balcony—a perfect place to unwind. The fully finished basement expands your living space with a large rec room & roughed-in bathroom, offering endless possibilities. Stay comfortable year-round with central air conditioning & enjoy the practicality of a front double garage. This exceptional home combines style, convenience & prime location—don't miss your chance to live in one of Calgary's most desirable lake communities!