



GRASSROOTS

REALTY GROUP

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140 Mahogany Terrace SE
Calgary, Alberta

MLS # A2294095



\$850,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,511 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Gemstone Lights, Floating Shelves in Bedroom, Projector in Basement, + EV 240V Charger Outlet, VacuFlo

Welcome to 140 Mahogany Terrace SE, an exceptional single-family detached residence offering over 3500 SQUARE FEET of thoughtfully designed living space in one of Calgary's most sought-after LAKE COMMUNITY. Blending timeless elegance with modern comfort, this beautifully maintained home showcases refined architectural details, abundant natural light, FRESH PAINT THROUGHOUT, and carefully curated finishes that create a sophisticated yet inviting atmosphere. The main living area is designed to impress with its open-concept layout that seamlessly connects the kitchen, dining, and living spaces, making it ideal for both everyday living and entertaining. Expansive windows flood the home with natural light, enhancing the spacious feel and warm ambiance. The well-appointed kitchen features contemporary cabinetry, quality countertops, and ample prep space, offering both functionality and style for the home chef. Upstairs, a SPACIOUS BONUS ROOM provides additional flexible living space—perfect for a family lounge, media area, or playroom. The private living quarters are thoughtfully designed for comfort, with generously sized bedrooms that accommodate family, guests, or home office needs. The primary suite serves as a peaceful retreat, complemented by beautifully designed bathrooms and practical storage solutions that support modern living. The FULLY FINISHED BASEMENT expands the home's versatility, offering an exceptional entertainment space COMPLETE WITH A FULL PROJECTOR SET UP, ideal for movie nights, sports viewing, or hosting family and friends. Recent upgrades including a BRAND-NEW HOT WATER TANK with RECIRCULATING HOT WATER LINE to provide enhanced efficiency and everyday convenience, while CENTRAL AIR CONDITIONING

ensures year-round comfort and don't forget the BRAND NEW WASHER AND DRYER. Outside, the beautifully maintained yard extends the living space and creates the perfect setting for relaxing summer evenings, family gatherings, or outdoor entertaining. Additional premium features such as GEMSTONE EXTERIOR LIGHTS, EV HOOK UP, and thoughtful upgrades throughout add both convenience and value. Located in the AWARD-WINNING LAKE COMMUNITY OF MAHOGANY, residents enjoy access to scenic walking paths, parks, boutique shopping, dining, and year-round recreational amenities centered around the stunning private lake. Experience the perfect balance of luxury, comfort, and lifestyle at 140 Mahogany Terrace SE. Book your private showing today.