



GRASSROOTS

REALTY GROUP

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**17 Mahogany Terrace SE
Calgary, Alberta**

MLS # A2317991

\$587,900



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		

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!