



GRASSROOTS
REALTY GROUP

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13 Mahogany Terrace SE
Calgary, Alberta

MLS # A2319209



\$568,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,452 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Insulated, Single Gara		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home		

Inclusions: NA

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home in the award-winning lake community of Mahogany! Freshly painted throughout, this move-in ready home offers a bright, functional layout perfect for families, first-time buyers, or anyone looking to enjoy everything this vibrant neighborhood has to offer. The spacious kitchen features rich espresso cabinetry, ample counter space, raised eating bar, and an open design that flows seamlessly into the dining and living areas—ideal for both everyday living and entertaining. Stay comfortable year-round with central air conditioning. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat complete with its own private ensuite and large walk in closet. The unfinished basement provides endless possibilities to create additional living space, a home gym, or extra storage to suit your needs. Step outside to enjoy the sunny west-facing backyard featuring a large two-tier deck, perfect for summer BBQs, relaxing evenings, and entertaining family and friends. A single attached garage adds convenience, while the fully fenced yard offers plenty of room for kids and pets to play. Located just minutes from Mahogany's private lake, beaches, parks, schools, shopping, restaurants, walking paths, and all amenities, this is your opportunity to enjoy one of Calgary's most sought-after communities. Don't miss your chance to make this wonderful home yours.