



**283 Mahogany Terrace SE
Calgary, Alberta**

MLS # A2320222



\$799,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,304 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.13 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Greenbelt, Landscaped, No Neighbours Beh		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

STEPS FROM THE LAKE CLUBHOUSE | CUSTOM JAYMAN BUILT HOME | 3 BED + STUDY + BONUS ROOM | OVER 2,300 SQ FT | FAMILY APPROVED DESIGN Welcome to this award-winning Jayman BUILT "CLADWELL" model, perfectly located just steps from Mahogany Lake, the Beach House, and community parks. Featuring over 2,300 sq ft of luxurious living space, this meticulously maintained property showcases exceptional craftsmanship, modern finishes, and a traditional homesite with a private backyard oasis—perfect for family fun and entertaining. From the moment you arrive, you’ll be impressed by the rich curb appeal, dramatic rooflines, and thoughtful architectural detailing. The exterior is highlighted by stonework accents, Hardie board siding, smart trim, an attached garage with a full concrete driveway, and a covered front entry that sets a welcoming tone. Step inside and experience the super clean and bright, open-concept main floor featuring 9’ ceilings, rich luxury hardwood flooring, and a spacious family room with a gas fireplace as the focal point. The chef’s kitchen is a showstopper, featuring: Granite countertops and upgraded maple shaker-style cabinetry with a central island & a peninsula island. Upgraded stainless steel appliances — wall oven, gas cooktop, convection microwave, hoodfan and fridge. Oversized walkin pantry with ample storage. Recessed lighting and a stylish tile backsplash. Expansive dining room overlooking the west facing backyard. Upstairs, a spacious bonus room offers the perfect family gathering space with high 9’ ceilings, a study space with desk area. The primary suite is a private retreat featuring dual vanities, a soaker tub, a glass-enclosed shower, and a massive walk-in closet. Two additional bedrooms, a full bath, and a convenient laundry room complete the

upper level. The unfinished basement with high ceilings, large daylight windows, and a rough-in for a future bathroom awaits your creative touch. Enjoy outdoor living on a large homesite (171 ft long) with no rear neighbors and a west facing 12' x 10' maintenance free decking, a BBQ gas line, with plenty of entertaining space on the lower 19' x 15' covered courtyard patio with maintenance free decking, privacy glass, extra lighting, benches and grassy play area—all within a quiet, family-friendly setting. Additional highlights include wonderful open views of the Mountains/City with no neighbors behind, an upgraded plumbing, lighting, and electrical fixtures, plus a truck sized 24' x 20' garage with 4 car front driveway. Located close to dog parks, schools, ponds, parks, bike paths, shopping, transit, and the lake, this home truly combines luxury, location, and lifestyle in one of Calgary's most desirable lake communities. Don't miss your chance—book your private showing today with your favorite REALTOR!