



GRASSROOTS
REALTY GROUP

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17 Mahogany Terrace SE
Calgary, Alberta

MLS # A2333242



\$576,900

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 Garag		
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, an extraordinary residence offering the absolute pinnacle of lakeside living in CALGARY'S PREMIER LAKE COMMUNITY! Ideally situated just a short stroll from the pristine, crystal-clear waters of MAHOGANY LAKE, this remarkable property seamlessly combines resort-style living with everyday convenience, placing a vibrant selection of SHOPPING, FINE DINING, CAFES, AND AMENITIES just steps from your front door. Step inside to discover a bright, beautifully proportioned main level built for both relaxing and effortless hosting, centered around a CHEF-INSPIRED KITCHEN showcasing premium GRANITE COUNTERTOPS, sleek cabinetry, and top-of-the-line STAINLESS STEEL APPLIANCES. Ascend upstairs to find a highly functional layout offering 3 SPACIOUS BEDROOMS, highlighted by a LUXURIOUS PRIMARY RETREAT complete with its own private ENSUITE BATHROOM, alongside a dedicated UPPER-LEVEL LAUNDRY ROOM thoughtfully positioned for maximum convenience. The lower level expands your living space significantly with a FULLY FINISHED BASEMENT featuring a versatile HOME OFFICE SPACE, an ADDITIONAL 4TH BEDROOM, and a FULL GUEST BATHROOM—creating the ideal setup for remote work, visiting guests, or a growing family. Finally, step outside into your private, SUN-DRENCHED, WEST-FACING BACKYARD OASIS, purposefully designed with a low-maintenance layout featuring a spacious DECK AND PATIO AREA so you can spend your weekends soaking in maximum afternoon light, hosting late-evening BBQs, and relaxing under the stars without the worry of endless yard chores. Don't miss your opportunity to own a piece of paradise in Calgary's most sought-after lake community. Schedule your private viewing today!

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