

# \$799,900 - 379 Mahogany Terrace Se, Calgary

MLS® #A2207569

**\$799,900**

6 Bedroom, 4.00 Bathroom, 2,426 sqft  
Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Welcome to this spacious family home in the sought-after lake community of Mahogany!

Nestled on a family-friendly street, this home is just steps from Mahogany Plaza, the West Beach, parks, and pathways. With easy access to public transit, 52nd Street, and Stoney Trail, plus the South Health Campus only 7 minutes away, convenience is at your doorstep.

Step inside to discover a thoughtfully designed layout featuring an office/den with bright windows at the front. The open-concept kitchen is a chef's dream with new stainless steel appliances, quartz countertops, a spacious island, and a walk-through pantry that connects to the mudroom for added storage. The living and dining areas are bathed in natural light, centered around a cozy gas fireplace, while a half-bath completes the main floor.

Upstairs, a massive bonus room with vaulted ceilings offers the perfect retreat for family movie nights. This level also boasts four spacious bedrooms, a full bath, and an upper-level laundry room with a sink and sun tunnel for natural light. The primary suite is a true sanctuary, featuring a jetted soaker tub, a standing shower, a vanity, and a walk-in closet.

The illegal suite basement is an impressive



900+ sq. ft. unit. It includes a kitchen with a stove, fridge, and microwave/fan, a living area, two well-sized bedrooms, a 4-piece bath, and in-suite laundry. Thoughtfully completed with subflooring for warmth and comfort.

Enjoy the outdoors in the fully fenced backyard, complete with mature trees, a spacious deck, a climbing wall, and a swingsetâ€”perfect for entertaining. The double garage offers a sub-ceiling for storage, plus thereâ€™s a side shed for extra space.

Additional features include central air conditioning, two furnaces with humidifiers, Vacuflo, upper-floor carpet, upgraded quartz countertops in all bathrooms, and beautiful hardwood floors on the main level.

This home truly offers the best of comfort, style, and functionality in one of Calgaryâ€™s most desirable communities. Donâ€™t miss your chance to own this incredible homeâ€”book your private viewing today!

Built in 2010

### **Essential Information**

MLS® #	A2207569
Price	\$799,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,426
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	379 Mahogany Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0X4

## Amenities

Amenities	Beach Access, Bicycle Storage, Clubhouse, Park, Picnic Area, Playground, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	2
Zoning	R-G
HOA Fees	570

HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

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