

# \$749,000 - 459 Mahogany Terrace Se, Calgary

MLS® #A2199759

**\$749,000**

3 Bedroom, 3.00 Bathroom, 1,935 sqft  
Residential on 0.09 Acres

Mahogany, Calgary, Alberta

This is an amazing home for the price!! Jayman Masterbuilt home in the heart of Mahogany, just a short walk to West Beach & moments from the plaza, parks, pathways, Stoney Trail & South Health Campus. As you step inside, real hardwood floors and 9-ft ceilings create an inviting & spacious main level. The well-appointed kitchen features a generous island, perfect for casual seating, while the cozy fireplace adds warmth & charm during cooler months. Enjoy outdoor living with a fully fenced front yard, maintenance-free turf & a great patio to soak in the afternoon & evening sun. This home is one of the few in the area offering back alley access, adding extra convenience & flexibility. Do you have a boat or camper? - room in the backyard to park your toys. Upstairs, the primary suite is a true retreat with a walk-in closet & a luxurious 5-piece ensuite. Two additional spacious bedrooms, a 4-piece bathroom & a dedicated office/den space complete the upper level. Take in breathtaking sunsets from the west-facing upper balcony—a perfect place to unwind. The fully finished basement expands your living space with a large rec room & roughed-in bathroom, offering endless possibilities. Stay comfortable year-round with central air conditioning & enjoy the practicality of a front double garage.

This exceptional home combines style, convenience & prime location—don't miss your chance to live in one of Calgary's most desirable lake



communities!

Built in 2011

### **Essential Information**

MLS® #	A2199759
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,935
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	459 Mahogany Terrace Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0X3

### **Amenities**

Amenities	Beach Access, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Breakfast Bar
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Level
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 6th, 2025
Days on Market	71
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Key
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