

# \$749,900 - 489 Mahogany Court Se, Calgary

MLS® #A2241211

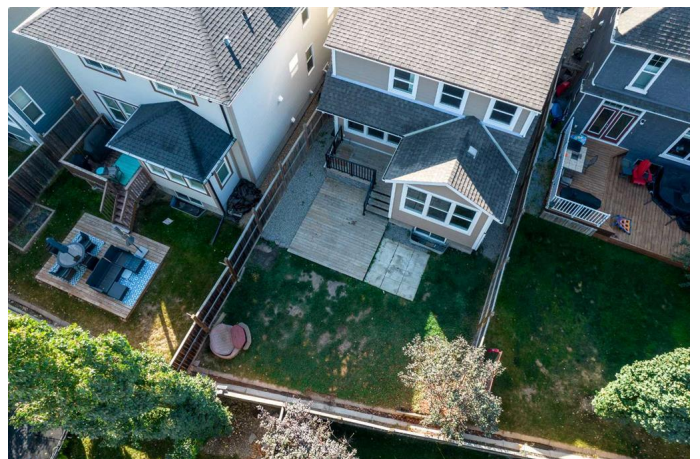
**\$749,900**

3 Bedroom, 3.00 Bathroom, 2,198 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Lake living in Mahogany!: Steps away from the West Beach and situated on a Cul-De-Sac, you will find this three-bedroom, Two-Story Chaynema model home built by Jayman. This lovely family home has 2198 square feet above grade and is located in one of the most sought-after communities in Calgary! Spacious front entry leads to an open style concept - ideal for entertaining! Kitchen features a large island with raised breakfast bar, plenty of maple cupboards, large walk-through pantry, stainless steel appliances, and a separate dining area. The kitchen overlooks the large living area with a tiled gas fireplace with maple accents - ideal for those frosty Calgary winters to keep you cozy, and adds a nice touch. 9-foot ceilings, recessed lighting, and the enlarged dining area give the main floor a spacious feel. Easy access off the dining area to a two-tiered deck and a good-sized backyard with more mature trees in the area, which afford a good amount of privacy. There is also a gas hookup for those get-togethers, fire up the grill! Making your way upstairs to the large bonus room, you will find this room a great place to entertain or for the kids to play. bright, large, and with vaulted ceilings. The spacious master bedroom can accommodate a king-sized bed easily, and wow, the walk-in closet - it will fit all of your clothes! The 4-piece ensuite has a large soaker tub and a separate glass shower. The two other bedrooms are spacious, and there is a 4-piece main bath with a low-maintenance shower tub enclosure



- ideal for the kids! The basement is ready for future development and includes a bathroom rough-in. The insulated double garage is quite spacious, and the exterior siding of the home is James Hardie board. Having any company over? Lots of room to park vehicles here, 4 on the driveway, and of course, 2 in the garage. This home is conveniently located at the west end of Mahogany with easy access to Mahogany Village Shoppes, the West beach, and a quick exit of the community. Great quiet location. Enjoy the lake and all it has to offer - a fabulous lifestyle waits for you!. Main floor hardwood flooring looks brand new, just refinished!

Built in 2009

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241211    |
| Price          | \$749,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,198       |
| Acres          | 0.10        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 489 Mahogany Court Se |
| Subdivision | Mahogany              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M0T7                |

## Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Community Gardens, Playground, Recreation Facilities, Dog Park                    |
| Parking Spaces | 6                                                                                                                   |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages   | 2                                                                                                                   |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                                   |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Unfinished                                                                                                 |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                            |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Composite Siding, Concrete, Wood Frame                                |
| Foundation        | Poured Concrete                                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 73              |
| Zoning         | R-G             |
| HOA Fees       | 582             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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