144 MAHOGANY Terrace, Calgary T3M0T6

MLS®#:	**A2180171**	Area:	**Mahogany**	Listing Date:	**11/20/24**	List Price:	**$899,999**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association:	**Fort McMurray**
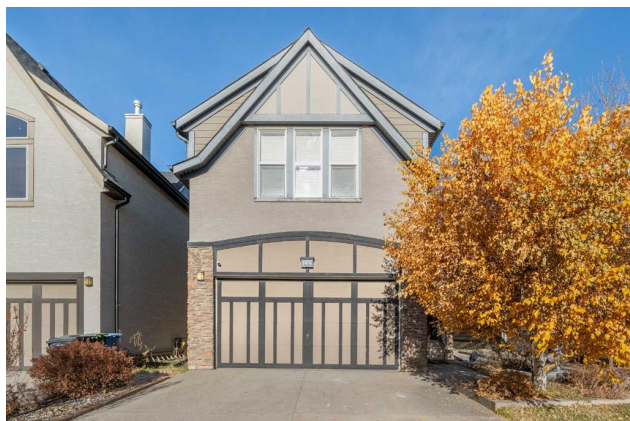
General Information
Prop Type:	**Residential**
Sub Type:	**Detached**
City/Town:	**Calgary**
Year Built:	**2009**

Finished Floor Area
Abv Sqft:	**2,365**
Low Sqft:	
Ttl Sqft:	**2,365**

Lot Information
Lot Sz Ar:	**3,907 sqft**
Lot Shape:	

Access:
Lot Feat:	**Back Yard,Lawn,Level,Rectangular Lot**
Park Feat:	**Double Garage Attached**

DOM
31

Layout
Beds:	**6 (4 2)**
Baths:	**3.5 (3 1)**
Style:	**2 Storey**

Parking
Ttl Park:	**4**
Garage Sz:	**2**

Utilities and Features

Roof:	**Asphalt Shingle**
Heating:	**Fireplace(s),Forced Air,Natural Gas**
Sewer:	
Ext Feat:	**BBQ gas line,Private Yard**

Construction:	**Concrete,Stone,Stucco,Wood Frame**
Flooring:	**Carpet,Ceramic Tile,Hardwood**
Water Source:	
Fnd/Bsmt:	**Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Instant Hot Water,Microwave,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer,Washer/Dryer Stacked,Water Conditioner,Water Softener,Window Coverings**

Int Feat: **Double Vanity,French Door,Kitchen Island,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	**Main**	**11`11" x 9`8"**	**Living Room**	**Main**	**16`4" x 16`2"**
Office	**Main**	**10`8" x 8`5"**	**Kitchen**	**Main**	**14`5" x 8`6"**
Bonus Room	**Upper**	**18`11" x 12`0"**	**Bedroom - Primary**	**Upper**	**16`3" x 13`5"**
Bedroom	**Upper**	**11`4" x 8`11"**	**Bedroom**	**Upper**	**11`4" x 8`11"**
Bedroom	**Upper**	**11`3" x 10`10"**	**2pc Bathroom**	**Main**	**6`11" x 2`9"**
4pc Bathroom	**Main**	**8`10" x 4`11"**	**5pc Ensuite bath**	**Upper**	**10`10" x 8`5"**

4pc Bathroom	Upper	7`7" x 4`11"	Laundry	Upper	9`2" x 5`8"
Furnace/Utility Room	Basement	11`9" x 9`11"	Living Room	Basement	12`8" x 11`7"
Bedroom	Basement	10`9" x 9`11"	Bedroom	Basement	12`8" x 11`11"
Kitchen	Basement	11`11" x 11`1"	Walk-In Closet	Upper	8`10" x 8`5"
Pantry	Main	8`2" x 4`5"	Laundry	Basement	3`10" x 3`8"

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-G

Legal Desc: **0911270**

Remarks

Pub Rmks: **Welcome to this spacious family home in the premier lake community of Mahogany. Located just steps away from Mahogany Plaza and the West beach. The house is situated on a family friendly street and has easy access to public transit, 52nd Street and to Stoney Trail. The new South Health Campus is 7 minutes away. As you enter this spacious home, you are greeted by an office room. The open kitchen has been upgraded with new stainless steel appliances and a quartz counter. The walk-through pantry is connected to the mudroom and offers additional storage. Main floor also includes a bright living and dining area and a half-bath. On the upper level presents a massive bonus room with vaulted celling and ample natural light , 4 bedrooms, a full bath and the laundry room. The primary bedroom comes with an ensuite, jetted bathtub, standing shower, vanity and closet. Bonus room can easily be converted to 5th bedroom if needed. The house comes with central air condition, with all new carpet on the upper floor and all bathrooms have upgraded quartz counter tops. The whole house in newly painted. The legal basement suite is a spacious unit with over 900 sq ft and has a separate side entrance . This was built in November and comes with a living area, kitchen , 2 good-sized bedrooms , a 4-piece full bath and flooring completed with subfloor on bottom. Fully fenced yard with trees and a great deck on the back yard. Ideal for day homes, multi-generational families or for generating rental income. Also good for long term and short term rentals .Don't wait ,call your favorite realtor for a private viewing.**

Inclusions: **Keyless Entry, Garage Freezer, Front Door Bench and Hanger Set**
Property Listed By: **Real Estate Professionals Inc.**

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