



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**379 MAHOGANY Terrace, Calgary T3M 0X4**

MLS®#: **A2196125** Area: **Mahogany** Listing Date: **02/24/25** List Price: **\$898,888**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2010**  
Lot Information  
 Lot Sz Ar: **3,907 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,425**  
 Low Sqft:  
 Ttl Sqft: **2,425**

DOM

**0**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Water Softener**  
 Int Feat: **High Ceilings,Quartz Counters,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`9" x 6`11"	Dining Room	Main	12`0" x 12`7"
Foyer	Main	5`8" x 9`0"	Kitchen	Main	12`0" x 15`11"
Living Room	Main	13`0" x 16`3"	Office	Main	8`6" x 10`9"
4pc Bathroom	Upper	8`11" x 5`0"	5pc Ensuite bath	Upper	8`6" x 10`11"
Bedroom	Upper	8`11" x 11`5"	Bedroom	Upper	8`11" x 11`5"
Bedroom	Upper	12`5" x 11`5"	Bonus Room	Upper	19`0" x 12`3"
Laundry	Upper	5`9" x 9`2"	Bedroom - Primary	Upper	13`6" x 16`5"

Walk-In Closet  
Bedroom  
Kitchen  
Furnace/Utility Room

Upper  
Basement  
Basement  
Basement

8`6" x 9`1"  
12`0" x 9`11"  
5`8" x 6`2"  
7`11" x 14`2"

4pc Bathroom  
Bedroom  
Family Room

Basement  
Basement  
Basement

7`7" x 8`6"  
10`10" x 11`8"  
23`11" x 13`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1014102**

Zoning:  
**R-G**

Remarks

Pub Rmks: **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 with a separate side entrance. 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 swingset—perfect for entertaining. The double garage offers a sub-ceiling for storage, plus there'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 Calgary's most desirable communities. Don't miss your chance to own this incredible home—book your private viewing today!**

Inclusions: **Storage Shed, climbing wall in backyard, swing set, vacuflow, culligan soft water system, chair lift**  
Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











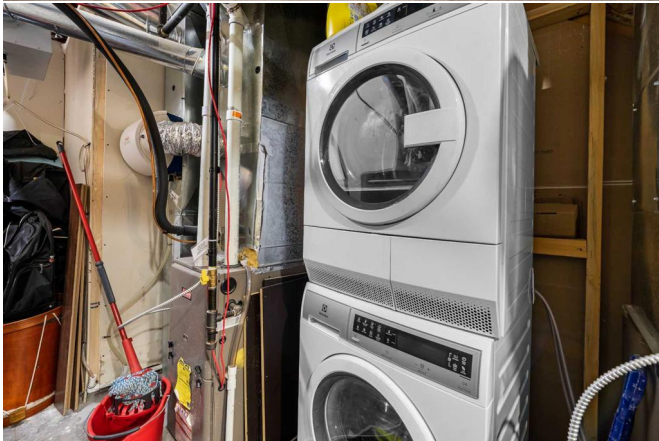












**379 Mahogany Terrace SE, Calgary, AB**

Main Floor - Exterior Area 1006.23 sq ft  
Excluded Area 447.01 sq ft



0 5 10

PREPARED: 2024/02/21

White regions are excluded from total floor area in IUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**379 Mahogany Terrace SE, Calgary, AB**

2nd Floor - Exterior Area 1270.43 sq ft



0 5 10

PREPARED: 2024/02/21

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379 Mahogany Terrace SE, Calgary, AB

Basement (Below Grade) Exterior Area 951.29 sq ft



PREPARED: 2024/02/22



While regions are excluded from total floor area in CLUSTE, floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.