

# \$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

Come & Check out this stunning Jayman Masterbuilt home in the heart of Mahogany, just a short walk to West Beach and moments from the plaza, parks, pathways, Stoney Trail, and South Health Campus. As you step inside, real hardwood floors and 9-ft ceilings create an inviting and spacious main level. The well-appointed kitchen features a generous island, perfect for casual seating, while the cozy fireplace adds warmth and charm during cooler months. Enjoy outdoor living with a fully fenced front yard, maintenance-free turf, and a great patio to soak in the afternoon and evening sun. This home is one of the few in the area offering back alley access, adding extra convenience and flexibility. Upstairs, the primary suite is a true retreat with a walk-in closet and a luxurious 5-piece ensuite. Two additional spacious bedrooms, a 4-piece bathroom, and 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 and a roughed-in bathroom, offering endless possibilities. Stay comfortable year-round with central air conditioning, and enjoy the practicality of a front double garage.

This exceptional home combines style, convenience, and 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
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island
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	31
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Key
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