

435 Mahogany Terrace SE  
Calgary, Alberta

MLS # A2213605

**\$829,900**

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,245 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heater		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Interior Lot, Landscaped, Lawn, L		

Heating:	Central, High Efficiency, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Granite, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Garage Heater; Air conditioning.		

TRIPLE TANDEM GARAGE for the family with lots of OFF ROAD VEHICLES! Lakeside Luxury Meets Family Functionality in Mahogany & Calgary's Premier Lake Community! Welcome to this beautifully upgraded over 2,200 sq. ft. detached 5-bedroom home, ideally located in the heart of Mahogany & just a short walk to WEST BEACH and surrounded by the best amenities a family could ask for. From the moment you walk in, you'll notice the gleaming hardwood floors, stylish finishes, and a bright, open-concept layout designed for comfort and connection. The spacious main floor features a warm living room with a central gas fireplace as the focal point, a large dining area for family meals, and a chef-inspired kitchen with quartz countertops, stainless steel appliances, a large center island, and a walk-in pantry offering plenty of storage & perfect for busy families and home chefs. Upstairs, you'll find four generous bedrooms, including a luxurious primary suite with a MASSIVE walk-in closet and an elegant SPA INSPIRED ensuite. The remaining bedrooms are ideal for kids, guests, PLUS a home office, and a convenient SPACIOUS upper-level laundry room, WITH CONVENIENT BUILT IN SHELVING, FOR EXTRA STORAGE, all adding to the home's smart functionality. The professionally finished basement is designed for flexibility & whether you need a private guest retreat, a kid-friendly play zone, or a movie and game room, there's room to grow and enjoy. The tandem 3-car garage provides all the space you need for vehicles, bikes, tools, or even a home gym. And the private, fully fenced backyard is perfect for relaxing, entertaining, or letting the kids and pets run free. Living in Mahogany means access to two private beaches, a stunning 20,000 sq. ft. clubhouse, and endless year-round activities

including paddleboarding, swimming, fishing, skating, and more. With scenic walking trails, playgrounds, top-rated schools, shopping, dining, and transit nearby, you truly have it all. No wonder it's Calgary's #1 New Home Community, winning 7 Community of the Year awards, and Canada's Community of the year! This is more than just a house — it's your family's next chapter. Book your private tour today and come experience the Mahogany lifestyle!