45 Mahogany Terrace SE

Calgary | Active | MLS® A2341820

$759,500









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2008**	**2,263.99 sq. ft.**

Your next move starts with a conversation.

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Listed by The Real Estate District

A closer look

Welcome to this beautifully updated Stepper Homes in the sought after lake community of Mahogany! An established home with sought after walking access to the lake and local shopping, and the quickest access in and out of Mahogany that no new builds can offer! Offering over 2,200 sq. ft. of bright and functional living space, this home combines comfort, style, and one of the best locations in the community. Perfectly positioned for convenience, you'll enjoy a short 5 minute walk to West Beach, a 5 minute walk to the Mahogany Village shopping district, and immediate access in and out of the community making daily commuting effortless. Freshly painted interior and new floors throughout the entire home are ready to welcome a new family.

The main floor features an open and inviting layout filled with natural light, highlighted by newly refinished hardwood flooring. The spacious kitchen is equipped with a gas range and recently updated modern appliances. The main floor boasts a generous living and dining space along with a separate room perfect for your remote home office. All perfectly temperature regulated with your central air system, for those hot summer days.

You can then step outside to your sunny west facing backyard oasis, featuring a large composite deck, mature fruit-bearing trees, productive garden beds and a spacious walk through gardening shed to maintain your new beautiful backyard. Whether you're hosting summer gatherings or simply enjoying the evening sun, this backyard is designed to impress.

Upstairs, you'll find a luxuriously oversized primary retreat complete with a spa inspired 5 piece ensuite and walk in closet to end your day in. Completing the upstairs are two additional generous size bedrooms, and a four piece bath along with a massive bonus room which provides the ideal space for family movie nights, or play area.

Additional highly desired features include central air conditioning, a professionally heated garage with extensive built in and overhead storage, central vacuum rough in, freshly painted exterior, and recent furnace and AC tune up. Included with the home are all the professional high quality window coverings and all appliances as shown.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341820
Bedrooms	3
Bathrooms	3
Year Built	2008
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,263.99 sq. ft.
Main Level Finished Area:	977.88 sq. ft.
Below Grade Finished Area:	901.18 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,650 sq. ft.
Lot Frontage:	31'8"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2008 (Age: 18)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0910809
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
HOA Fee:	$603.54
Condo Fee Frequency:	Annually
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	Beach Access
Appliances:	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 10'11" × 9'10" ·

Main Floor	Kitchen · 15'2" × 13'1" ·
Main Floor	Laundry · 10' × 5'6" ·
Main Floor	Living Room · 13'11" × 13'11" ·
Main Floor	Office · 9'4" × 8'10" ·
Upper Level	Bedroom · 11'10" × 11'5" ·
Upper Level	Bedroom · 11'10" × 9'11" ·
Upper Level	Family Room · 19'1" × 13'1" ·
Upper Level	Bedroom - Primary · 19' × 14'1" ·
Upper Level	Walk-In Closet · 11'2" × 4'7" ·
Basement	Other · 38'7" × 23'10" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)
Exterior Features:	Fire Pit
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Few Trees, Landscaped, Level, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Sep 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/45-mahogany-terrace-se-calgary-a2341820/

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