

# \$739,900 - 489 Mahogany Court Se, Calgary

MLS® #A2241211

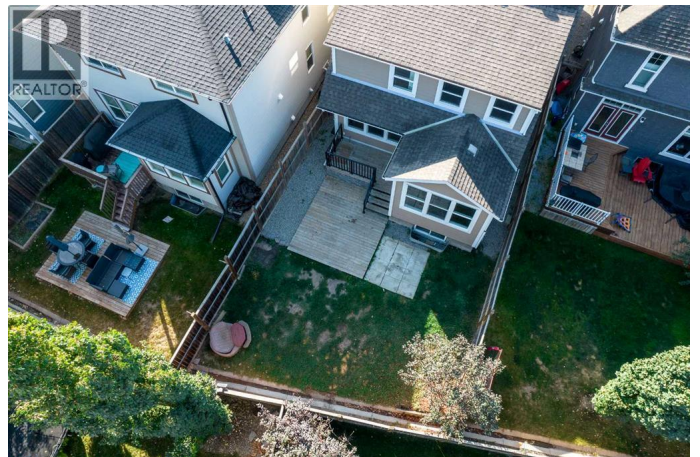
**\$739,900**

3 Bedroom, 3.00 Bathroom, 2,198 sqft

Single Family on 0.10 Acres

Mahogany, Calgary, Alberta

Lake living in Mahogany! Steps away from the West Beach and situated on a Cul-De-Sac, you will find this three-bedroom, Two-Storey Chaynema model home built by Jayman. This lovely family home has 2198 square feet above grade and is located in one of the most sought-after communities in Calgary! Spacious front entry leads to an open style concept - ideal for entertaining! Kitchen features a large island with raised breakfast bar, plenty of maple cupboards, large walk-through pantry, stainless steel appliances, and a separate dining area. The kitchen overlooks the large living area with a tiled gas fireplace with maple accents - ideal for those frosty Calgary winters to keep you cozy, and adds a nice touch. Separate main floor laundry area, 9-foot ceilings, recessed lighting, and the enlarged dining area are some of the many features of the main floor. Easy access off the dining area to a two-tiered deck and a good-sized backyard with more mature trees in the area, which affords a good amount of privacy. There is also a gas hookup for those get-togethers, fire up the grill! Making your way upstairs to the large bonus room, you will find this room a great place to entertain or for the kids to play. bright, large, and with vaulted ceilings. The spacious master bedroom can accommodate a king-sized bed easily, and wow, the walk-in closet - it will fit all of your clothes! The 4-piece ensuite has a large soaker tub and a separate glass shower. The two other bedrooms are spacious, and there is a 4-piece main bath



with a low-maintenance shower tub enclosure  
- ideal for the kids! The insulated double  
garage is quite spacious(19'3" x 23'5"), and  
the exterior siding of the home is James  
Hardie board. Having any company over? Lots  
of room to park vehicles here, 4 on the  
driveway, and of course, 2 in the garage. The  
basement is unspoiled and ready for your  
touches with a roughed-in bath and large  
windows. It is quite a large area with the utility  
room tucked away - perfect for future  
development. It is spacious as the main floor  
measures about 1000 square feet, so more  
room here to enjoy and develop. This home is  
conveniently located at the west end of  
Mahogany with easy access to Mahogany  
Village Shoppes(only a 10-minute walk to  
Sobeys), the West beach, and a quick exit out  
of the community. Great quiet location. Enjoy  
the lake and all it has to offer - a fabulous  
lifestyle waits for you!. Main floor hardwood  
flooring looks brand new, just refinished! Open  
house Sunday, October 12th, 11:30 am - 1:30  
pm. \*\*\*\*Come check out this great home!\*\*\*\*  
(id:6289)

Built in 2009

### Essential Information

Listing #	A2241211
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,198
Acres	0.10
Year Built	2009
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	489 Mahogany Court Se
Subdivision	Mahogany
City	Calgary
Province	Alberta
Postal Code	T3M0T7

### Amenities

Amenities	Park, Playground, Schools, Shopping, Water Nearby, Clubhouse, Recreation Centre
Features	Cul-de-sac, Treed, PVC window, Gas BBQ Hookup
Parking Spaces	6
Parking	Attached Garage, Concrete
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

### Exterior

Exterior	Composite Siding, Concrete
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	MaxWell Canyon Creek
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