



DON'T GAMBLE WITH YOUR HOME.
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489 Mahogany Court SE
Calgary, Alberta

MLS # A2241211



\$739,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,198 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Treed		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Composite Siding, Concrete, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: n/a

Lake living in Mahogany!: Steps away from the West Beach and situated on a Cul-De-Sac, you will find this three-bedroom, Two-Story 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. 9-foot ceilings, recessed lighting, and the enlarged dining area give the main floor a spacious feel. Easy access off the dining area to a two-tiered deck and a good-sized backyard with more mature trees in the area, which afford 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 basement is ready for future development and includes a bathroom rough-in. The insulated double garage is quite spacious, 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. This home is conveniently located at the west

end of Mahogany with easy access to Mahogany Village Shoppes, the West beach, and a quick exit 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 Saturday October 4th, 2-4:30 pm, come have a look.***