

**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	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

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-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!****