



GRASSROOTS
REALTY GROUP

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**305 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2288879



\$599,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,448 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Paved		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Garburator, Under Cabinet Lighting, Doorbell Cam, Wifi Door lock and thermostat

OPEN HOUSE ~ Saturday May 2nd ~ 2:00-3:30 | This standout semi-detached home offers the space, independence, and curb appeal buyers are looking for—without condo fees. Perfectly positioned on a corner lot, this property features a large landscaped and fully fenced yard (freshly stained in 2025), a welcoming front porch, and a detached double garage with a paved rear lane. Inside, a dedicated foyer provides practical storage before opening into a bright, open-concept main floor. Thanks to its corner placement, the home is filled with natural light from additional windows, while thoughtful airflow design allows for a refreshing cross-breeze. The living room centers around a cozy gas fireplace, flowing seamlessly into the dining area with a versatile nook—ideal for a small desk or extra storage. The kitchen is both functional and stylish, featuring granite countertops, a large island, standard appliances including a garburator, and easy access to the backyard. The back door has a convenient phantom screen door—perfect for enjoying warmer months, especially when paired with the deck with a built-in BBQ gas line. Upstairs, you’ll find three well-sized bedrooms, including a primary retreat with a tray ceiling, walk-in closet, and private ensuite. Additional updates include refinished hardwood floors (2020), updated tile in the rear entry and ensuite (2020), and carpet replaced in 2018, along with a water softener for added comfort. Located just steps from Divine Mercy School and within walking distance to Mahogany pathways, wetlands, and schools, this home offers an unbeatable lifestyle. Mahogany is one of Calgary’s most sought-after lake communities, known for its vibrant atmosphere, scenic walking paths, and year-round recreational opportunities. Residents enjoy access to the lake, beaches, parks, and a growing selection of

shops and dining options, making it a dynamic and family-friendly place to call home.