



GRASSROOTS

REALTY GROUP

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**1326 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2292776



\$539,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,260 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Meet the Zane by Hopewell Residential, loved by all for its open floorplan and flexible bedrooms, this home is designed to nurture memories, connection, and fun. With 1,260 sq. ft. of thoughtfully designed living space, The Zane offers the perfect blend of comfort, function, and everyday style. The bright and welcoming main floor features an open-concept design that creates an airy sense of space while allowing for easy flow between the living spaces. From the front lifestyle room, through the central dining area, and into the spacious rear kitchen, the layout is ideal for both daily living and entertaining. The kitchen is designed to be the heart of the home, offering excellent storage, generous prep space, and a seamless connection to the dining area, making it just as suited to busy weekday mornings as it is to relaxed dinners with friends and family. A convenient rear entry, added storage, and a tucked-away 2-piece bathroom enhance the functionality of the main level. Upstairs, the thoughtful layout continues with a private front primary retreat featuring a walk-in closet and its own 4-piece ensuite, while two additional bedrooms at the back of the home provide flexibility for children, guests, a home office, or creative space. A full 4-piece main bath completes the upper level, offering a well-balanced design for a wide range of lifestyles. Downstairs, the home continues to deliver long-term value with a separate entrance and 9' foundation height, offering exciting flexibility for the future, whether your vision includes additional living space, extended family options, or potential for a future basement suite (subject to approval and permitting by the city/municipality). Set within the award-winning lake community of Mahogany, this home offers far more than beautiful interior living — it delivers an unmatched lifestyle. Residents enjoy access to Calgary's largest

freshwater lake, two private beaches, a residents-only Beach Club, parks, playgrounds, extensive wetlands, and over 22 kilometres of pathways that encourage year-round connection to the outdoors. From summer days spent paddleboarding, swimming, and relaxing at the beach to winter afternoons skating and gathering with family and friends, Mahogany is a community built around lifestyle, recreation, and lasting memories. Everyday convenience is equally impressive, with shops, restaurants, cafés, services, and groceries nearby at Mahogany Village Market and Mahogany Village Commons, all contributing to the vibrant, easy living that has made Mahogany one of Calgary’s most sought-after communities.