



**1314 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2293492



\$579,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,698 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, Street Lighting		

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

Inclusions: N/A

Welcome to the brand-new "Rayn" in Mahogany, a thoughtfully designed home that blends modern style, functional living, and family-friendly comfort. From the moment you step inside, the home makes a strong first impression with warm natural luxury vinyl plank flooring and a bright, contemporary interior that feels both welcoming and refined. The main floor is designed for everyday living and effortless entertaining with an open-concept layout that connects the kitchen, dining, and living areas seamlessly. At the heart of the home, the central kitchen features timeless white cabinetry extended to the bulkhead, sleek white quartz countertops, stainless steel appliances, and a marble-inspired backsplash that wraps the stand-alone chimney hood fan for a clean, upscale finish. A large island provides plenty of prep space, casual seating, and a natural gathering place for family and friends. The dining area sits comfortably between the kitchen and living room with room for a full dining table, while the rear living room is filled with natural light from impressive floor-to-ceiling windows. A convenient rear mudroom entry with a 2-piece bathroom adds everyday practicality, while the versatile flex room just off the kitchen can easily function as a home office, playroom, study space, or quiet reading area. A raised homework or tech nook overlooking the main floor adds another thoughtful and functional touch for busy households. Upstairs, a central bonus room creates the perfect place for movie nights, a kids' lounge, or a comfortable space to unwind. The primary bedroom is privately positioned at the back of the home and features a large window, a spacious walk-in closet, and a well-appointed 4-piece ensuite with dual sinks and a full-size shower. Two additional bedrooms are well sized for family or guests, and the upper-floor laundry and linen storage help keep

daily routines organized and convenient. Adding long-term flexibility, the home also includes a separate side entrance, offering the potential for private lower-level development or the option to explore a future secondary suite (a secondary suite would be subject to approval and permitting by the city/municipality). Mahogany is one of Calgary's most sought-after lake communities, centered around Calgary's largest freshwater lake and a spectacular 21-acre beachfront. Residents enjoy year-round recreation including swimming, paddleboarding, skating, scenic wetlands, and an extensive pathway network. The vibrant Urban Village offers restaurants, cafés, shops, and everyday services, while nearby schools, playgrounds, and quick access to Stoney Trail, Deerfoot Trail, and the amenities of Seton—including South Health Campus—make daily life both easy and connected. Mahogany offers the perfect balance of resort-style living and city convenience.