



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1328 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2302056



\$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, Close to Clubhouse, Level, Rectangular Lot, Street Li		

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, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to the Zane by Hopewell Residential, a thoughtfully designed home that has become a favourite for its open-concept layout, functional use of space, and flexible bedroom design. Offering 1,260 sq. ft. of well-planned living space, this home blends comfort, style, and practicality in a way that suits both everyday life and special moments with family and friends. The main floor feels bright, warm, and welcoming, with an open-concept design that creates an easy sense of flow from one space to the next. At the front of the home, the lifestyle room offers a comfortable place to unwind or gather, while the central dining area helps connect the layout beautifully. At the rear, the kitchen serves as the heart of the home, featuring light wood grain cabinetry, generous storage, ample prep space, and a stylish backsplash with warm brown veining that adds softness and character to the space. The result is a kitchen that feels both modern and inviting – equally well suited to busy weekday routines and relaxed evenings of entertaining. A rear entry, added storage, and a discreetly placed 2-piece bathroom complete the main level with everyday functionality in mind. Upstairs, the thoughtful layout continues with a private primary bedroom at the front of the home, complete with a walk-in closet and its own 4-piece ensuite. Two additional bedrooms are positioned at the back, offering flexibility for children, guests, a home office, or creative space. A full 4-piece main bath rounds out the upper level and reinforces the home’s smart, balanced design. Downstairs, the basement adds long-term versatility with a separate entrance and 9’ foundation height, creating exciting possibilities for the future, whether that means additional living space, room for extended family, or potential for a future basement suite(subject to approval and permitting by the city/municipality).

Located in the award-winning lake community of Mahogany, this home offers more than just beautiful interior living, it offers an exceptional lifestyle. Residents enjoy access to Calgary's largest freshwater lake, two private beaches, the residents-only Beach Club, parks, playgrounds, scenic wetlands, and more than 22 kilometres of pathways. From sunny summer days spent at the beach or on the water to winter afternoons skating and enjoying the outdoors, Mahogany is a community designed around connection, recreation, and year-round enjoyment. Everyday convenience is close at hand as well, with shops, restaurants, caf es, groceries, and services nearby at Mahogany Village Market and Mahogany Village Commons, all helping make this one of Calgary's most sought-after places to call home.