



**366 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2303512**



**\$879,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,232 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Experience the pinnacle of lakeside living in this stunning former show home by Jayman Built, perfectly positioned on a corner lot just moments away from protected wetlands and two schools. This property features a separate side entry leading to a one-bedroom illegal suite, offering both convenience and versatility. Step inside to discover the hallmark of a former show home, complete with impressive 9' knockdown ceilings, Hunter Douglas blinds, central air conditioning, and built-in speakers. The unique layout is designed to impress potential homeowners, with even the garage boasting a significant ceiling height that allows for a lift, making it a standout feature in the neighborhood. The main floor presents a spacious, open-concept design starting with a beautifully appointed kitchen. Highlights include extended-height cabinets, soft-close mechanisms, a built-in oven, chimney hood fan, French door refrigerator, waterfall granite island, walk-in pantry, mosaic tiled backsplash, gas stove top, and a side BBQ deck. The central dining area flows seamlessly into the back lifestyle room, where a striking gas fireplace with floor-to-ceiling accent tile serves as the focal point. From here, you can access a generous private yard through the garden door, complete with a lower concrete patio, a deck, front and back irrigation systems, a dog run, and a side gate for tranquil evening strolls along the pathways and wetlands. On the upper level, you'll find a convenient laundry room and a mid-ship bonus room featuring built-in speakers and stylish wallpaper. This floor also includes two spacious children's rooms, each with access to a private 4-piece bath, while the expansive primary bedroom at the back captures breathtaking views. This luxurious suite can easily accommodate a king-size bed and additional furniture. It also features a private balcony, built-in speakers, a walk-in

closet, and a 5-piece spa-inspired en-suite, complete with heated floors, dual storage vanities, a standalone tub, a full-size shower, and a water closet. For the discerning buyer, this home offers a self-contained illegal suite on the lower level, complete with its own outdoor space. With 9' ceilings, an eat-in kitchen mirroring the upper-level design—featuring quartz counters, a waterfall island, cooktop, stove, dishwasher, over-the-range microwave, soft-close cabinetry, and ample prep space—this suite is both functional and stylish. Additionally, it includes a 3-piece bath, a cozy living area, a bedroom, and a full-size laundry pair within a walk-in closet. This exceptional property combines luxurious living with practical features, making it a perfect choice for any homebuyer. Spend your summer at the lake, call to view today!