



**571 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2304490



\$594,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,380 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Dry Bar, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautiful fully finished home in Calgary's award-winning lake community of Mahogany, offering incredible value and an unbeatable location just steps from Rock Park, with sweeping views of the wetlands and pathway system right from your front door! Stepping inside, you're welcomed by a bright, open concept main floor and a spacious front living room anchored by an oversized window that perfectly frames the natural wetlands and bike paths across the street. The seamless flow carries you into the dedicated dining area and into the well appointed kitchen overlooking the backyard, complete with a walk-in pantry and designed for both everyday living and entertaining. Here you'll find a large central island with upgraded stone countertops, stainless steel appliances, warm wood-toned cabinetry, and a classic subway tile backsplash tying the space together. Upstairs, the home offers three comfortable bedrooms, including a spacious primary suite where large windows showcase tranquil wetland views adding a touch of nature to your daily routine. This retreat is complete with a walk in closet and a 5 piece ensuite featuring dual vanities, quartz countertops, and tile flooring, creating a functional and relaxing space to start and end your day. Heading down to the fully developed basement, you'll find even more versatility with a generous rec room equipped with a dry bar, a large fourth bedroom, laundry closet and a full bathroom ideal for guests, older kids, or extended family. The exterior is finished in a timeless craftsman style, showcasing durable Hardie board siding, attractive stonework, and detailed dentil moulding accents that elevate the home's curb appeal. The private backyard is designed for summer enjoyment, featuring a large deck with a gas line for your BBQ and plenty of space to relax, along with a double

detached garage with paved lane access to keep your vehicles clean and protected year round. With central A/C and a location within walking distance to schools, the lake, clubhouse, and over 22 km of walking and biking trails all while fronting a portion of the stunning 74-acre wetlands this home offers the perfect balance of comfort, convenience, and community living. A complete package in the ever-popular Mahogany call today to book your private showing!