



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**35, 903 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2304828



\$514,900

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,721 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2 d150
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: TV wall mounts

Wow - this is it! Located in the heart of Mahogany, this three-level townhome blends modern design with functionality, all within one of Calgary's most sought-after lake communities. The entry level is where this home sets itself apart. The SINGLE ATTACHED GARAGE is finished with a clean EPOXY FLOOR and offers more than just parking, with additional STORAGE tucked neatly UNDER THE STAIRS, giving you a place for seasonal items, gear, or everyday extras that need to stay organized but out of sight. Just beyond, the OFFICE / FLEX SPACE becomes one of the most valuable areas in the home. Fully separated from the main living space, this room offers true privacy, making it ideal for working from home without distraction. It's equally suited for a home gym, creative studio, or even a quiet guest retreat. Natural light and direct access to the lower concrete PATIO add to its versatility. Upstairs, the main living level opens into a bright, welcoming space designed for connection. The kitchen sits at the center, anchored by a stunning WATERFALL QUARTZ ISLAND that naturally becomes the place people gather. STAINLESS STEEL APPLIANCES, elegant GOLD HARDWARE, and clean finishes give the space a polished, modern feel, while LUXURY VINYL PLANK flooring ties everything together with warmth and durability. The dining area flows seamlessly onto a SOUTH-FACING BALCONY, bringing in beautiful natural light and offering the perfect spot for morning coffee & summer BBQs. On the opposite side, the living room is spacious with a custom FEATURE WALL that adds character without overwhelming the space. REMOTE CONTROLLED BLINDS & CENTRAL AIR CONDITIONING elevate daily comfort. A well-placed powder room completes the floor. The upper level is designed for rest & simplicity. The primary bedroom is complete with a

WALK-IN CLOSET and a beautifully finished ENSUITE featuring QUARTZ COUNTERS, designer tile, dual vanities w/ undermount sinks & a stunning walk-in shower. The second bedroom, also offering its own WALK-IN CLOSET, is thoughtfully positioned to provide separation and flexibility for guests, roommates, or family. A second ensuite bathroom mirrors the same elevated finishes, and UPPER LEVEL LAUNDRY makes daily routines feel effortless. This home continues to stand out with features that go beyond the expected. A SINGLE GARAGE PLUS AN OUTDOOR PARKING STALL adds flexibility for multi-vehicle households or guests, while the PET FRIENDLY complex makes it easy to enjoy life here with your 4-legged companions. Living in Mahogany is where this home becomes something more. Known for its incredible LAKE ACCESS, this community offers a lifestyle that's hard to match. Summer days can be spent paddleboarding, swimming, or relaxing on the beach, while winter brings skating and peaceful walks along the pathways. Schools, parks, shops, restaurants, and amenities are all close by, creating a neighbourhood that feels vibrant year-round. Book your showing today!