



GRASSROOTS
REALTY GROUP

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**2280 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2309162



\$625,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,620 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Paved, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: TV wall mount, all window coverings, garage door opener and 2 remotes, shed, rain barrel

****OPEN HOUSE Sunday July 5 2:00-4:00pm**** Welcome to this stunning former show home in the heart of Mahogany, perfectly located right across the street from the lake, west beach, and the incredible shops, restaurants of Westman Village! Offering beautiful lake views and loaded with upgrades throughout, this home must be seen to be appreciated. The charming front verandah welcomes you into a bright and beautifully designed main floor featuring hardwood flooring throughout, 9’ ceilings, upgraded lighting, and a cozy gas fireplace. The kitchen is sure to impress with upgraded cabinetry with added pantry, granite island with seating, tile backsplash, upgraded hood fan, newer dishwasher, and an abundance of drawers and storage space. Upstairs, you’ll find two spacious primary bedrooms separated by a central bonus room with beautiful tray ceilings - an ideal layout for guests or roommates. The main primary suite has stunning lake views and features an ensuite with double sinks, a walk-in shower, and a spacious walk-in closet. The second bedroom also offers its own ensuite with a tub/shower combination and a walk-in closet. Completing the upper level is a thoughtfully designed laundry room with a convenient folding counter. Step outside to enjoy the private, low-maintenance west-facing backyard complete with a pergola and patio — perfect for relaxing or entertaining. Additional features include central air conditioning and a drywalled and insulated double garage. The unfinished basement offers future potential with 9’ ceilings and rough-in plumbing for a future bathroom. This is a rare opportunity to own a highly upgraded home in one of Calgary’s most sought-after lake communities, just steps from the beach, the vibrant Westman Village and easy access to transit and shopping.