



GRASSROOTS
REALTY GROUP

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**1949 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2311808



\$859,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,221 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Fro		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 517
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Living room TV		

WELCOME TO THE STREAMS OF LAKE MAHOGANY | LUXURY BUNGALOW LIVING BY JAYMAN BUILT An exclusive single-level living enclave redefining luxury bungalow living in one of Calgary's most sought-after lake communities. Nestled within Mahogany, this picturesque neighbourhood blends the serenity of lakeside living with unmatched convenience, surrounded by parks, pathways, and stunning architectural streetscapes designed to elevate your lifestyle. Showcasing timeless West Coast and Urban Contemporary design, the highly desirable WYATT II floor plan offers exceptional craftsmanship, sophisticated finishings, and a FULLY FINISHED basement. From the moment you arrive, the beautiful exterior elevation and attached double garage create unforgettable curb appeal. Inside, soaring 9-foot ceilings and an expansive open-concept design welcome you into a stunning chef-inspired kitchen complete with sleek quartz countertops, stainless steel appliances, modern cabinetry, and a large central island perfect for entertaining or everyday living. The bright Great Room and spacious dining area are thoughtfully designed with incredible sight lines, a fireplace and natural flow throughout the home. The elegant primary suite offers a true spa-inspired retreat featuring dual vanities, an oversized shower, a walk-in closet, and the convenience of main-floor laundry nearby for effortless day-to-day living. The professionally finished lower level dramatically expands your living space with a massive recreation room, two additional bedrooms, a flexible den space, a flex area ideal for hobbies or fitness, and a full 4-piece bathroom — creating the perfect setup for guests, family, or multigenerational living. Additional highlights include the oversized 23' x 22' attached double garage, ideal for Alberta winters and extra storage needs, while still allowing for the

convenience of maintenance-free, lock-and-leave living. Inspired by the surrounding natural environment, The Streams of Lake Mahogany incorporates cutting-edge smart home technology and Jayman BUILT's industry-leading efficiency standards, including: 6 solar panels Triple-pane windows Navien tankless hot water heater Dual-zone furnace system UV-C ultraviolet air purification system MERV 13 filtration Active Heat Recovery Ventilator (HRV) Electric vehicle charging rough-in BuiltGreen Canada standard construction Enjoy the unparalleled lifestyle that Mahogany is famous for, including lake access, beaches, parks, pathways, shopping, restaurants, schools, and countless amenities just moments from your door. This is luxury bungalow living at its finest. Welcome home to The Streams of Lake Mahogany.