



GRASSROOTS
REALTY GROUP

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1342 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2317483



\$534,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,260 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	N/A		

Welcome to the Zane by Hopewell Residential, a smart and stylish home designed with everyday living in mind. With 1,260 sq. ft. of well-planned space, this popular floor plan offers an ideal blend of open-concept living, thoughtful functionality, and flexible bedroom options that work well for families, guests, or those needing a dedicated home office. The main floor is bright, inviting, and easy to live in, with a layout that flows naturally from front to back. At the front of the home, the lifestyle room creates a comfortable space to relax, entertain, or gather with family. The central dining area anchors the main level and provides a natural connection between the living space and kitchen. At the rear of the home, the kitchen offers both style and practicality, featuring dark wood grain style cabinetry, putty coloured quartz countertops, generous storage, ample prep space, and a modern backsplash that ties the space together beautifully. The rich cabinetry adds warmth and depth, while the lighter quartz helps keep the kitchen feeling clean, balanced, and welcoming. Whether it's busy weekday mornings, casual dinners, or hosting friends, this kitchen is designed to function as the heart of the home. A rear entry, additional storage, and a conveniently tucked away 2-piece bathroom complete the main floor, adding the practical details that make day-to-day living easier. Upstairs, the Zane continues to impress with a well-balanced bedroom layout. The private primary bedroom is located at the front of the home and includes a walk-in closet and its own 4-piece ensuite. Two additional bedrooms are positioned at the back of the upper level, offering great flexibility for children, guests, a workspace, or hobby room. A full 4-piece main bathroom completes the upper floor and adds to the home's thoughtful, efficient design. The basement adds even more long-term

potential, with a separate entrance and 9’ foundation height already in place. This creates excellent flexibility for future development, whether that means additional living space, room for extended family, or the potential for a future basement suite, subject to approval and permitting by the city/municipality. Located in the award-winning lake community of Mahogany, this home offers much more than a great floor plan — it offers an incredible lifestyle. Residents enjoy access to Calgary’s largest freshwater lake, two private beaches, the residents-only Beach Club, playgrounds, parks, scenic wetlands & over 22 kilometres of pathways. From summer days at the beach or on the water to winter skating & year-round outdoor enjoyment, Mahogany is designed for connection, recreation, and everyday convenience. With shops, restaurants, cafés, grocery stores & services nearby at Mahogany Village Market and Mahogany Village Commons, everything you need is close to home. Stylish, functional, and located in one of Calgary’s most desirable lake communities, this Zane offers a fantastic opportunity to enjoy the Mahogany lifestyle.