



**1352 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2323049**



**\$679,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,720 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** Suite - Refrigerator, Electric Stove, Dishwasher, Microwave/Hoodfan Combo

Welcome to the "Joni" floor plan—an intelligently designed semi-detached home that blends stylish finishes, practical functionality, and an unbeatable location in one of Calgary's most desirable lake communities. Situated directly across from the historic Ollerenshaw Heritage Ranch, this home offers a truly special setting—combining Mahogany's vibrant modern lifestyle with a sense of character, openness, and charm that is difficult to find elsewhere. Inside, the main floor makes an immediate impression with soaring 10' ceilings, wide-plank luxury vinyl flooring, and a bright, airy layout that feels both elevated and welcoming. At the front of the home, a versatile flex room creates the perfect space for a home office, reading area, playroom, or creative workspace—offering flexibility to suit a variety of lifestyles. Moving toward the back of the home, the layout opens beautifully into the main living area, where the kitchen, dining, and living spaces connect seamlessly for easy everyday living and effortless entertaining. The spacious living room flows into the oversized dining area, creating a warm and functional setting for family meals, casual gatherings, or hosting friends. The kitchen is a standout, featuring raised cabinetry, quartz countertops, stainless steel appliances, a stand-alone chimney hood fan, modern tile backsplash, and a large central island that anchors the space with style and function. Upstairs, a central bonus room provides valuable additional living space—ideal for movie nights, a kids' hangout, or a quiet place to relax. The primary bedroom offers a peaceful retreat, complete with a generous walk-in closet and a spa-inspired 4-piece ensuite that adds a touch of everyday luxury. Two additional bedrooms, another full 4-piece bathroom, and a conveniently located upper-floor laundry room

complete the level with comfort and practicality. Adding even more value and versatility, the basement is fully finished with a legal 2 bedroom, 2 bathroom secondary suite—perfect for multi-generational living, extended family, guests, or those looking for the added benefit of rental income. With its own separate living space and legal status, this lower level significantly enhances both the functionality and long-term appeal of the home. Beyond the home itself, the location is a major highlight. Being directly across from Ollerenshaw Heritage Ranch adds a unique sense of place and character to everyday life. Set within the award-winning lake community of Mahogany, residents enjoy access to Calgary’s largest freshwater lake, two sandy beaches, the private Beach Club, skating rinks, sport courts, fishing docks, and over 22 km of scenic pathways winding through stunning wetlands. \*\*Photos are from the show home/previous builds to demonstrate quality of construction & finishes and may not be an exact representation of this home\*\*