



**468 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2324283



\$834,400

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,303 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Rectangular Lot, Wetland		

Heating:	Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry		

Inclusions: HotTub, EV plug-in in garage

This featured corner-lot home sides onto the Mahogany wetlands, offering no neighbours on one side, tranquil views, and direct access to scenic walking and biking pathways. With 3 bedrooms, 3.5 bathrooms, and approximately 3,150 sq ft of developed living space with central A/C, it combines generous scale with a premium setting. An already finished area in the basement was designed for easy conversion to a 4th bedroom. The main floor is bright and open, with additional strategically placed windows that bring in natural light and frame the wetland view. A modern kitchen anchors the space, featuring a large island, gas stove, stainless steel appliances, a pantry, and seamless sightlines to the dining and living areas. The living room is warm and inviting, centered around a gas fireplace that adds both character and comfort. On the upper level, a spacious bonus room, convenient upper-floor laundry, and two well-sized secondary bedrooms are paired with a full 4-piece bathroom. The primary retreat is oriented to capture the wetland views from the moment you wake up, and includes a refined 5-piece ensuite with dual sinks, a soaker tub, separate shower, and a walk-in closet. The fully finished basement extends the living space with a massive recreation room fully wired for your home theatre, a dedicated home gym or 4th bedroom space, and a 3-piece bathroom complete with a relaxing steam shower, making the lower level equally suited to everyday use and guests. Outside, the backyard offers what very few homes can, with a deck and hot tub positioned to overlook the wetlands, creating a calm and picturesque environment for outdoor dining, entertaining, or unwinding at the end of the day. With exclusive access to Mahogany Lake, its beaches and year-round amenities, plus thoughtful upgrades throughout, this home offers a polished, high-end

presentation and a rare combination of comfort, style, and immersive outdoor living. Directly across the street, a neighbourhood park provides an easy place for outdoor play and everyday green space. The home is within walking distance of multiple schools, making daily drop-off and pick-up simple without relying on the car. And for amenities, you're less than a three-minute drive from the combined Mahogany and Auburn Bay commercial districts, offering well over 75 shops, boutiques, cafés, restaurants, and essential services—putting a full urban village and everyday convenience right at your doorstep.