



GRASSROOTS
REALTY GROUP

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333 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2326610



\$570,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,351 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Boat, Double Garage Detached, Garage Faces Rear, Off Street, RV Access/P		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air, Other	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Aluminum Siding , Composite Siding, Stone	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully upgraded semi-detached home located on a premium oversized corner lot in the award-winning lake community of Mahogany. Offering exceptional curb appeal, a double detached garage, and abundant additional street parking, this property is ideal for families, entertaining, or anyone needing extra space for vehicles and guests. The bright, open-concept main floor is filled with natural light and features hardwood flooring, expansive windows, and a stylish kitchen complete with granite countertops, stainless steel appliances, ample cabinetry, and a spacious breakfast bar overlooking the living and dining areas. Upstairs, the generous primary suite offers dual closets and a private 4-piece ensuite, while two additional bedrooms and a full bathroom provide plenty of room for a growing family. The finished basement adds valuable living space and offers excellent flexibility for a recreation room, home office, gym, or future fourth bedroom and bathroom. Freshly painted throughout with new carpet and modern light fixtures, this home is truly move-in ready. Step outside to one of the property's most impressive features: an expansive 5,005 sq. ft. backyard with rear lane access. Enjoy summer evenings on the beautiful stone patio beneath the pergola with integrated lighting, while still having ample green space for kids, pets, gardening, or entertaining. The oversized lot also offers potential for RV or boat parking—a rare find in Mahogany. Located just minutes from schools, parks, shopping, restaurants, the Mahogany Beach Club, and Calgary's largest freshwater lake, you'll enjoy year-round lake living in one of the city's most sought-after communities. This is a rare opportunity to own a move-in-ready home that combines an exceptional lot, thoughtful upgrades, functional living space, and the unmatched Mahogany lifestyle.

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