



GRASSROOTS
REALTY GROUP

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967 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2330638



\$579,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,490 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home in the heart of the award-winning lake community of Mahogany. Offering a thoughtfully designed open-concept layout, central air conditioning, a double detached garage, and a fully landscaped, fenced backyard, this home is move-in ready and perfect for families or professionals alike. The bright and inviting main floor features a spacious front dining area that easily accommodates family gatherings and entertaining. At the heart of the home is a stunning galley-style kitchen complete with a gas stove, sleek chimney-style hood fan accented by timeless subway tile, stylish grey quartz countertops, built-in microwave, extended full-height white cabinetry with modern black hardware, and an oversized island with seating—ideal for meal preparation and casual dining. The generous rear living room offers the perfect space to relax and unwind while overlooking the backyard. Upstairs, you'll find a spacious primary retreat featuring a walk-in closet and a private 3-piece ensuite. Two additional well-sized bedrooms, a full 4-piece bathroom, and a conveniently located upper-floor laundry room complete the second level, providing functionality for everyday living. Outside, enjoy the fully fenced and landscaped yard, perfect for children, pets, and summer entertaining, along with the convenience of a double detached garage and central air conditioning for year-round comfort. Situated in one of Calgary's most desirable communities, this exceptional home offers exclusive lake access, beautiful beaches, extensive walking and cycling pathways, wetlands, parks, playgrounds, schools, shopping, restaurants, and countless recreational amenities. With its outstanding location, modern finishes, and exceptional value, this is a home you won't want to miss. Book your private showing today!

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