



GRASSROOTS
REALTY GROUP

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1304 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2333063



\$679,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,698 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, 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-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

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

UNBELIEVABLE OPPORTUNITY & A SMART INVESTMENT IN MAHOGANY. This brand-new “Rayn” blends stylish family living with real income potential thanks to a fully developed 2-bedroom, 1-bathroom legal suite with its own private entrance—perfect for rental revenue, extended family, or added flexibility for the future. It’s one of the best 2-bedroom suite layouts you’ll find, with a thoughtful use of space that makes furnishing, living, and renting easy from day one. While this home offers the popular Rayn floor plan, several subtle design changes create a unique and highly functional main-floor layout. Natural vinyl plank flooring and elevated finishes establish a warm, modern feel, while the convenient front living room offers a bright and inviting space that can adapt to your lifestyle. Whether used as a formal sitting area, home office, playroom, or quiet retreat, it adds valuable flexibility to the home. At the rear, the kitchen becomes the heart of the home, featuring timeless white cabinetry to the bulkhead, a modern backsplash, chimney hood fan, stainless steel appliances, and bright white quartz countertops. A generously sized island provides plenty of room for meal preparation, casual dining, and entertaining. Sliding patio doors connect the kitchen directly to the backyard, making summer barbecues, outdoor dining, and everyday family life effortless. The central dining and living areas create a natural gathering space between the front living room and rear kitchen. The dining area comfortably accommodates an extended table for family dinners and celebrations, while the central living room offers a welcoming place to relax or entertain. The open flow keeps each area connected while still giving every space its own distinct purpose. A conveniently positioned 2-piece bathroom completes the main level. A raised

homework and tech nook overlooking the main floor adds another fun and functional element to the design. It's an ideal space for studying, working from home, organizing daily schedules, or creating a dedicated computer station without taking away from the primary living areas. Upstairs, a cozy bonus room provides the perfect setting for movie nights, a children's play area, or a quiet reading corner. The primary retreat is privately positioned at the back of the home and features an oversized window, a generous walk-in closet, and a stylish 4-piece ensuite with dual sinks and a full-size shower. The additional bedrooms are well-sized, while upper-floor laundry keeps daily routines simple and efficient. The fully developed legal basement suite is a major advantage, offering 2 bedrooms, 1 bathroom, a private entrance, and a smart layout that maximizes usable living space. Whether you're looking for a mortgage helper, comfortable accommodations for extended family, or a long-term investment opportunity, the suite adds meaningful value, flexibility, and income potential. Located in the award-winning lake community of Mahogany, this home is a must see!