



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

456 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2334119



\$899,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,444 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Gazebo, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Gazebo		

Welcome to this stunning detached home in the lake community of Mahogany, offering over 3100 sq feet of Fully DEVELOPED nice designed living space. This well-maintained home with 4 spacious bedrooms and 3.5 bathrooms features the main floor with a gorgeous kitchen cabinets, granite countertops and oversize island. The bright dining area seamlessly connects to the cozy family room next to the gas fireplace, creating a warm and inviting atmosphere for everyday living and entertaining. Upstairs, the spacious master bedroom with a huge vaulted ceiling and windows, includes an ensuite that features a double vanity and soaker tub, along with a beautifully finished shower with tile extending to the ceiling, adding a modern and luxurious touch. Also, upstairs, you will find a spacious bonus room, perfect for the movie nights or the kid's play area, along with two large additional bedrooms that provide plenty of space for the family members. Situated in Mahogany, residents enjoy access to Calgary's premier lake lifestyle, including private beaches, year round activities, extensive pathways, parks, and top tier amenities.