



GRASSROOTS
REALTY GROUP

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1006 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2335185



\$559,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,383 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully maintained semi-detached home in the award-winning lake community of Mahogany! Offering 3 bedrooms, 2.5 bathrooms, no condo fees, and an unfinished basement with 9-foot ceilings, this home combines modern style with outstanding future potential. The bright open-concept main floor is designed for everyday living and entertaining, featuring a spacious living room, generous dining area, and a contemporary kitchen complete with quartz countertops, stainless steel appliances, modern cabinetry, and a peninsula with a breakfast bar. A convenient powder room and mudroom lead to the fully fenced west-facing backyard, where you'll enjoy warm afternoon and evening sun on the large deck - perfect for barbecues, relaxing, or spending time with family. The oversized Hardie board detached garage includes an EV charger and offers plenty of space for parking and storage. Upstairs, the spacious primary suite features a walk-in closet and private ensuite, while two additional bedrooms, a full bathroom, and upper-floor laundry provide a functional layout for growing families. The unfinished basement offers endless possibilities to create additional living space tailored to your needs. Located just minutes from Mahogany's private lake, beaches, parks, pathways, schools, shopping, restaurants, and all the amenities of Mahogany's Urban Village, this home offers the perfect balance of comfort, convenience, and year-round recreation. Whether you're a first-time buyer, a growing family, or looking to enjoy one of Calgary's premier lake communities, this is an opportunity you won't want to miss. Book your private showing today!