



GRASSROOTS
REALTY GROUP

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719 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2335255



\$649,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,620 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Conservation, Front Yard, Landscaped, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: Awnings at Front Porch

OPEN HOUSE | SUNDAY AUGUST 9TH 12:30-2:30PM | Welcome to this exceptional semi-detached home in one of Mahogany's most sought-after locations, perfectly positioned across from the breathtaking wetlands with peaceful views that are rarely available. Beautifully maintained and truly move-in ready, this home feels remarkably like new thanks to its immaculate condition and thoughtful upgrades throughout. An inviting west facing front porch with newer awnings welcomes you home and offers the perfect place to enjoy a glass of wine while watching the sun set over the tranquil wetland views. Inside, the bright, open main floor has been designed for both everyday living and entertaining. The timeless kitchen features ceiling-height shaker cabinetry, quartz countertops, stainless steel appliances including a gas range and upgraded refrigerator and a large window overlooking the backyard. The spacious dining area sits at the heart of the home before flowing into the inviting living room, centred around a newly upgraded gas fireplace. Expansive windows fill the space with natural light while framing the beautiful views outside. Upstairs, brand-new plush carpet complements a family-friendly layout with three spacious bedrooms and a versatile bonus room. The primary retreat enjoys stunning wetland views and has been enhanced with new triple-pane windows, creating an incredibly peaceful and quiet space. Also featuring a walk-in closet and ensuite with dual vanity and oversized glass shower. Two additional generously sized bedrooms, a four-piece bathroom, centrally located bonus room and convenient upstairs laundry complete the upper level. The unfinished basement offers a fantastic opportunity to create additional living space with high ceilings and a large window, while the oversized backyard—rare for a semi-detached home features an east backing deck to

enjoy your morning coffee, and plenty of room for the kids to play! A detached double garage, durable Hardie board siding, and air conditioning complete the property. Living in Mahogany means enjoying one of Calgary's premier lake communities. Residents have access to the desirable private lake for swimming, paddleboarding, kayaking, beach days and winter skating, along with the Beach Club, extensive pathways, parks, playgrounds, excellent schools, shopping, restaurants and countless amenities. Homes overlooking the wetlands rarely become available, making this an exceptional opportunity to enjoy one of the community's most desirable locations while benefiting from everything Mahogany has to offer.