



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1302 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2341341



\$649,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,700 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, 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		

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

Welcome to this bright and beautifully finished 3-bedroom, 2.5-bathroom home offering 1,700 sq. ft. above grade, plus a fully developed one-bedroom legal basement suite. Ideally positioned on a corner lot, the home benefits from additional side windows, an abundance of natural light and extra outdoor space, features that create a noticeably more open and inviting atmosphere inside and out. The main floor offers an easy flowing, open concept design finished in a fresh, contemporary palette. Durable luxury vinyl plank flooring extends throughout the living areas, complemented by crisp white trim, neutral tones and modern lighting with chrome accents. Large triple pane windows fill the living and dining spaces with sunlight, while multiple windows along the stairwell make the centre of the home feel exceptionally bright. At the heart of the main floor is a sleek white kitchen featuring upgraded cabinetry, 1 $\frac{1}{4}$ -inch quartz countertops, a large central island with seating, stainless steel appliances and a striking marble inspired backsplash. Thoughtful upgrades include a chimney-style hood fan, built in microwave, an additional bank of drawers and generous storage and workspace. Tucked privately toward the rear of the home, a pocket office with a French door provides an ideal setting for working from home without sacrificing valuable living space. Upstairs, the spacious primary bedroom enjoys added corner windows and includes a walkin closet and well-appointed ensuite with dual sinks, quartz countertops and a glass-enclosed shower. Two additional bedrooms and another full bathroom complete the upper level. The fully developed basement expands the home's versatility with a bright one-bedroom, one-bathroom legal suite featuring its own contemporary kitchen, quartz countertops, white cabinetry, stainless steel microwave,

comfortable living area and coordinated finishes. Ideal for extended family, overnight guests or additional income potential, this flexible space makes the property especially appealing to both homeowners and investors. Outside, the corner positioning provides a larger side yard and added breathing room, while an exterior barbecue gas line is ready for summer entertaining. The location places you near Ollerenshaw Heritage Ranch and within walking distance of Mahogany's lake entrance and Central Park. With lake access, pathways, parks and community amenities close at hand, this home offers a compelling combination of modern style, everyday function and investment potential in one of Calgary's most sought-after lake communities.