



GRASSROOTS
REALTY GROUP

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1344 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2342116



\$599,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,720 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot, 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, 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: N/A

Welcome to the brand-new “Joni” floor plan, an intelligently designed semi-detached home combining modern finishes, everyday functionality, and an exceptional location in Mahogany—one of Calgary’s most sought-after lake communities. Ideally positioned close to the main beach, Central Park, and the distinctive Ollerenshaw Heritage Ranch, this home offers convenient access to recreation, green space, and the community’s many amenities. Inside, soaring 10’ ceilings and wide-plank luxury vinyl flooring create an immediate sense of space, while a sophisticated neutral colour palette carries throughout the home. A versatile front flex room provides the perfect setting for a home office, reading area, playroom, or creative space. Beyond, the open-concept living and dining areas offer plenty of room for daily life and entertaining, with large windows, contemporary lighting, crisp white trim, and black metal stair railings adding a polished modern touch. The kitchen is a standout, featuring rich grey shaker-style cabinetry, light quartz countertops, stainless steel appliances, a stand-alone chimney hood fan, glossy tile backsplash, and an oversized centre island with abundant workspace and seating. Extended cabinetry and generous storage help keep everything organized, while a large window above the undermount sink fills the space with natural light. Stylish globe pendant lights complete this bright and beautifully coordinated kitchen. Upstairs, a central bonus room provides a comfortable second living space for movie nights, homework, or relaxing. The spacious primary bedroom offers a generous walk-in closet and a well-appointed 4-piece ensuite featuring a long quartz vanity, dual undermount sinks, extensive cabinetry, contemporary lighting, a tiled floor, and an enclosed shower. Two additional bedrooms, another full 4-piece

bathroom, and conveniently located upper-floor laundry complete the level. A separate side entrance adds valuable flexibility for future development, whether for extended family, guests, or a mortgage helper basement suite (a secondary suite would be subject to approval and permitting by the city/municipality). Set within the award-winning community of Mahogany, residents enjoy Calgary's largest freshwater lake, two sandy beaches, the resident-exclusive Beach Club, skating rinks, sport courts, fishing docks, wetlands, and more than 22 kilometres of scenic pathways. With the South Health Campus, Seton Urban District, schools, restaurants, shopping, and everyday services only minutes away, this thoughtfully finished home offers an outstanding combination of style, convenience, and year-round lake-community living.