



GRASSROOTS
REALTY GROUP

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1368 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2344596



\$609,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,717 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, 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:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to the “Joni” floor plan, an intelligently designed semi detached home that combines stylish finishes, everyday functionality, and an excellent location in one of Calgary’s most desirable lake communities. With easy access to Rangeview Boulevard, commuting in and out of Mahogany is convenient, while the extensive amenities of Seton and the South Health Campus are only minutes away. Inside, the main floor makes an immediate impression with soaring 10 foot ceilings, wide plank luxury vinyl flooring, and a bright, airy layout that feels both elevated and inviting. At the front of the home, a versatile flex room offers the perfect space for a home office, reading area, playroom, or creative studio, allowing the home to adapt easily to your lifestyle. Toward the rear, the floor plan opens into a spacious main living area where the kitchen, dining room, and living room connect seamlessly. Designed for comfortable daily living and effortless entertaining, this welcoming space provides plenty of room for family meals, relaxed evenings, and gatherings with friends. The kitchen serves as the heart of the home, showcasing raised cabinetry, quartz countertops, stainless steel appliances, a stand alone chimney hood fan, a modern tile backsplash, and a large central island that provides both style and practical workspace. Upstairs, a central bonus room offers valuable additional living space and is ideal for movie nights, a children’s play area, or a comfortable place to unwind. The primary bedroom provides a peaceful retreat with a generous walk in closet and a spa inspired 4 piece ensuite. Two additional bedrooms, another full 4 piece bathroom, and conveniently located upper floor laundry complete this thoughtfully planned level. The unfinished basement provides excellent potential for future development, giving you the flexibility to create additional

living space tailored to your needs. Whether you envision a recreation room, home gym, guest bedroom, office, additional storage, or the potential for a future basement suite, subject to approval and permitting by the city/municipality. The lower level offers the opportunity to expand as your lifestyle evolves. Set within the award winning lake community of Mahogany, residents enjoy access to Calgary's largest freshwater lake, two sandy beaches, the private Beach Club, skating rinks, sport courts, fishing docks, and more than 22 kilometres of scenic pathways winding through beautiful wetlands. The home's convenient location also offers close proximity to Seton's restaurants, shopping, entertainment, recreation facilities, professional services, and the South Health Campus.