



GRASSROOTS
REALTY GROUP

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981 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2347310



\$589,999

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,429 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Other	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained, fully developed home in the highly sought-after lake community of Mahogany! Offering 1,429 sq. ft. of above-grade living space, 4 bedrooms, 3.5 bathrooms, and a developed basement, this thoughtfully designed home delivers the perfect combination of modern finishes, functional living spaces, and everyday comfort. From the moment you arrive, you'll appreciate the home's charming curb appeal, beautifully landscaped front yard, and inviting covered front porch—the perfect place to enjoy your morning coffee or unwind after a long day. Step inside to discover a bright and welcoming main floor featuring an open-concept layout, luxury vinyl plank flooring, contemporary finishes, and an abundance of natural light. The spacious living room offers a comfortable setting for relaxing or entertaining, while the adjoining dining area provides plenty of space for family meals and gatherings. At the heart of the home is the beautifully designed kitchen, featuring sleek white cabinetry, quartz countertops, stainless steel appliances, a stylish tile backsplash, and a spacious central island with breakfast-bar seating. Whether you're preparing everyday meals or hosting guests, this kitchen offers the perfect blend of style and functionality. A convenient main-floor powder room and a thoughtfully designed front entry complete this level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet and a private ensuite bathroom. Two additional bedrooms offer flexibility for family members, guests, or a home office, while a full bathroom and convenient upper-floor laundry complete the second level. The fully developed basement significantly expands the home's living space, offering a spacious family and recreation room, a fourth

bedroom, and an additional full bathroom. This versatile lower level is ideal for accommodating guests, creating a home theatre, setting up a private workspace, or simply enjoying additional room to relax and entertain. Step outside to enjoy the rear deck, an ideal space for summer barbecues, outdoor dining, or relaxing with family and friends. The beautifully maintained landscaping and welcoming front porch further enhance the home's charm, creating inviting outdoor spaces to enjoy throughout the warmer months. Located in the desirable community of Mahogany, this home offers access to an exceptional lake-community lifestyle, with beautiful beaches, scenic walking pathways, parks, playgrounds, and year-round recreational opportunities. Enjoy the convenience of nearby schools, shopping, restaurants, and everyday amenities, along with easy access to South Health Campus, Seton, and major roadways. With 4 bedrooms, 3.5 bathrooms, 1,429 sq. ft. of above-grade living space, and a fully developed basement, this beautiful home offers the space, comfort, and lifestyle you've been looking for. Don't miss your opportunity