



GRASSROOTS
REALTY GROUP

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**1911 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2348564



\$834,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,234 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 517
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	Solar Panels
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Welcome to The Streams of Lake Mahogany, an exceptional enclave of luxury villa living. This beautifully designed home offers style, functionality, and low-maintenance living in one of Calgary's premier lake communities. The open-concept main floor features 9' ceilings, a chef-inspired kitchen with quartz countertops, stainless steel appliances and large island, living room with gas fireplace, and an elegant primary retreat with spa-inspired ensuite and walk-in closet. Enjoy outdoor living with 2 private patios, including one covered patio, perfect for relaxing or entertaining. Laundry hookups are conveniently located on both levels. The fully finished lower level offers a spacious recreation room, 2 additional bedrooms, and a 4-piece bath. Energy-efficient features include 6 solar panels, triple-pane windows, tankless hot water, dual-zone furnace, air purification and enhanced filtration. Enjoy The Streams' exclusive gathering area with BBQ space and 2 fire-pit lounges overlooking the lake. Walk to Mahogany Lake, beaches, parks, pathways, shopping, restaurants and everyday amenities, with easy access to Stoney Trail and Deerfoot Trail. Call your Realtor and book a showing today! or come visit the ~Open House - October 4, 12PM - 2 PM~