



GRASSROOTS
REALTY GROUP

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1021 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2352108

\$515,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,211 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: None

OPEN HOUSE THIS SUNDAY OCTOBER 18th from 11am-1pm! Discover the perfect blend of modern style, comfort, and convenience in Calgary's award-winning lake community of MAHOGANY! Built in 2020, this beautifully maintained 3-bedroom, 2-storey semi-detached home offers 1,211 SQ.FT. of functional living space, a partially finished basement, and an impressive list of upgrades that make this property truly move-in ready! From the moment you step inside, you'll appreciate the bright, welcoming atmosphere created by large windows, contemporary finishes, and a thoughtfully designed open-concept floor plan. The spacious living room provides the perfect setting to relax or entertain, while the adjoining dining area flows seamlessly into a stunning kitchen featuring QUARTZ COUNTERTOPS, a generous center island, ample cabinetry, and plenty of preparation space. A convenient 2-piece powder room and a versatile area near the rear entrance complete the main floor, offering excellent potential for additional storage, a mudroom, or alternative laundry arrangements. Upstairs, you'll find THREE GENEROUS BEDROOMS, including a beautiful primary retreat complete with its own private 3-piece ensuite. The two additional bedrooms share a practical JACK & JILL 4-PIECE BATHROOM, creating an ideal layout for families, guests, or a home office. Downstairs, the partially finished basement provides additional living space with plenty of opportunity to customize it to suit your lifestyle. Step outside and enjoy your own landscaped backyard, complete with a sunny rear deck that's perfect for summer barbecues, outdoor dining, or simply unwinding after a long day. The DOUBLE DETACHED INSULATED GARAGE offers secure parking, additional storage, and protection from Alberta's unpredictable weather. Additional features include a

WATER SOFTENER, REFRIGERATOR WATER FILTRATION SYSTEM, and stylish ZEBRA ROLLER BLINDS. Best of all, the landscaping, garage, and many of the costly finishing touches have already been taken care of! Living in Mahogany means enjoying one of Calgary's most desirable communities, where PRIVATE LAKE ACCESS, sandy beaches, swimming, skating, scenic pathways, parks, playgrounds, and recreational amenities are all part of everyday life. You'll also appreciate being minutes from excellent schools, shopping, restaurants, Mahogany Village Market, and major roadways including Stoney Trail and Deerfoot Trail. Whether you're a first-time buyer, growing family, or savvy investor, this home offers exceptional versatility in a community that continues to attract buyers for its incredible lifestyle. MODERN HOME. DOUBLE GARAGE. PRIVATE LAKE ACCESS. ALL THE EXTRAS ALREADY DONE. Welcome home to Mahogany!