

**1119 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2174926**



**\$719,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Mahogany  |               |                  |
| <b>Type:</b>     | Residential/Duplex                                      |               |                  |
| <b>Style:</b>    | 2 Storey, Side by Side                                  |               |                  |
| <b>Size:</b>     | 1,720 sq.ft.  | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                                  |               |                  |
| <b>Lot Size:</b> | 0.06 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Street Lighting, Rectangular Lot |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Cement Fiber Board   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |                   |     |
| <b>Inclusions:</b> | N/A   |                   |     |

Exceptional Investment Opportunity in Mahogany! Secure this stunning showhome at today's prices and benefit from the builder's leaseback program for up to two years. Introducing the "Joni" floor plan, offering over 1,700 sq. ft. of above-grade living space with soaring 10-foot ceilings throughout the main floor, creating an airy and spacious atmosphere. This open-concept home showcases white oak luxury vinyl plank flooring across the entire main level, providing a striking contrast to the modern color palette. A versatile front flex room is perfect for a home office, reading nook, or play area. As you proceed through the main floor, you'll be captivated by the 10' ceilings and the gourmet back kitchen, designed for those who love to entertain. With sleek white cabinetry a contemporary marble carrera style backsplash that wraps around the chimney hood fan, white quartz countertops, and a spacious pantry, this kitchen has it all. The oversized window above the sink lets in abundant natural light and offers a perfect view of the backyard. The central dining area is ideal for family meals, while the cozy front living room is perfect for movie nights. Upstairs, a smartly located bonus room separates the luxurious primary bedroom from the secondary bedrooms, providing privacy and comfort. The expansive primary suite has ample space for all your furniture needs and includes a 5-piece ensuite, making it an inviting retreat. The two additional bedrooms at the opposite end offer room to grow, and the convenient upper-floor laundry and 4-piece bathroom make wash day effortless. The unfinished basement comes with a side entrance, offering the potential to add a secondary suite in the future (A secondary suite would be subject to approval and permitting by the city/municipality). Enjoy the sunny south exposure and spend your summers in the bright,

inviting outdoor space, while the double detached garage ensures your vehicles stay safe and warm year-round. Don't miss your chance to become a part of the vibrant Mahogany community! **\*\*Builder Leaseback Program\*\***: The builder will continue to use this as a show home until it's no longer required (estimated possession is 18-24 months, but may vary). The builder will lease back the property at 6% of the original purchase price (excluding GST), prorated over 12 months.