

**1121 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2174955**



**\$799,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,698 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, 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, Finished, Full, Suite	<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>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** Basement Suite - Refrigerator, Electric Stove, Microwave/ Hoodfan Combo, Dishwasher, Washer, Dryer.

**UNBELIEVABLE OPPORTUNITY & A GREAT INVESTMENT!** Purchase this incredible showhome at today's prices while benefiting from the leaseback program for up to two years. Loaded with upgrades and unique features you'd expect from a beautiful showhome, this brand new "Rayn" floor plan is a must-see! This 2-storey attached home has so many incredible features, it's hard to know where to begin! But let's start with the incredible 2-bedroom, 1-bathroom legal suite already in place with a separate entrance, this home offers an outstanding opportunity for additional income or extended family living. The legal suite is fully developed and ready for immediate use, making it an excellent turnkey investment! And wait until you see it, one of the best 2 bedroom suite plans I've seen with a well thought out space that will make renting a breeze. Moving to the main floor, you'll be impressed by the gorgeous natural vinyl plank flooring that warms the space, perfectly contrasting the modern touches throughout. The central kitchen features dark cabinets raised to the bulkhead, a modern backsplash, a chimney hood fan, stainless steel appliances, and stunning putty quartz counters. The oversized island, contrasts beautifully with the black hardware and lighting, creating a stylish and functional space. The dining room sits perfectly between the kitchen and living rooms and offers plenty of space for your oversized dining table—perfect for hosting holiday meals! At the back of the home, you'll find a generously sized living room with floor-to-ceiling windows and a smartly tucked back entrance with a 2-piece bathroom. But two of the coolest features are the pocket office just off the kitchen that can be easily closed off and the raised "homework nook" that overlooks the main living space. Upstairs is a

well-located cozy bonus room can flex as a family movie hub, play area, or cozy reading nook. The primary bedroom, located at the back of the upper floor, feels like it belongs in a much larger home, with an oversized window providing ample natural light. The oversized walk-in closet and 4-piece ensuite, complete with dual sinks and a full size shower, are sure to impress. You'll love calling Mahogany home! **\*\*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.