

**1073 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2195767



\$690,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,720 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to the modern oasis living in the heart of Mahogany's sought-after SE lake community - voted #1 community in all of Calgary. This exquisite home offers over 1740 sq. ft. of thoughtfully designed living space, featuring a total of 3 bedrooms, 1 Flex room and 2.5 bathrooms, plus plenty of high-end upgrades throughout. The opportunity to develop the basement to 2488 sq.ft is also possible with an additional separated entrance and 2 additional rooms with ensuites are possible. Step inside to discover an open-concept main floor with 10 foot ceilings that create an airy, spacious feel. The gourmet kitchen is a chef's dream, complete with a large island, ceiling-height cabinets, and stainless steel appliances—including a built-in microwave and a sleek chimney hood fan paired with gas range burners. The pantry opens with 8 foot doors in height in a French door configuration. A generously sized walk-in pantry offers ample storage, making it easy to keep your kitchen organized and clutter-free. Additionally, there is a large kitchen island with generous cabinet and storage space, paired with the cabinet and pots and pans drawers provide lots of storage. The main floor also boasts a convenient half bathroom and a unique Flexroom - offers a variety of living configurations; for the Grand Piano, dual office, bunk bed room, exercise / yoga room or an entertainment room. Outside, the backyard is prepped for summer fun, offering the perfect space for relaxation or hosting your next BBQ. The back are also can park 2 full sized vehicles and also is a nicely asphalt paved lane. Upstairs, enjoy a central bonus room that adds versatility to the home, along with a master suite featuring a spacious walk-in closet and a luxurious 4-piece bathroom. Two additional bedrooms provide ample space for family, guests, or a home office, and a full 3-piece bathroom

ensures comfort for all. The laundry room includes large sized: washer and dryer to handle the families laundry needs! The basement has provisions for legal and can be developed with an additional 2nd furnace and ample space for large appliances while being a fully separated home. Once developed the space could be used to amplify the investment of this home and help cover living costs, freeing valuable resources for enjoyment! The side entrance is completely separate from the access to the main floor. Living in Mahogany is a lifestyle. Experience four-season lake living with tennis courts, a splash park, playgrounds, a hockey rink, sandy beaches, and more! Just a short drive to top-notch amenities including elementary schools, the Mahogany Beach House, the Brookfield YMCA, South Health Campus, and Seton Shopping Centre, plus easy access to Stoney and Deerfoot Trails.