



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

575 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2236104



\$634,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,368 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s)

Inclusions: A/C, TV Mounts

Open House Saturday July 5, 12:00-2:00pm

Welcome to this stunning semi detached home in Calgary's award winning lake community of Mahogany! Showcasing over 2,000 sq.ft. of beautifully finished living space, 4 bedrooms, 3.5 bathrooms, central A/C and an oversized double garage, this home perfectly blends elegance and functionality! Stepping inside the main floor you'll notice the warm hardwood flooring underfoot while the generous 9 ft ceilings and neutral paint tones help create a bright and airy environment that is complimented nicely with contrasting high end fixtures. The open-concept kitchen is sure to impress with its timeless white shaker cabinetry, stainless steel appliances, upgraded beverage centre and a large eat up island with quartz countertops that carry throughout the home! Just off the kitchen you'll find the home's half bath, the dining area and the main living room which is anchored by the luxury marble gas fireplace showcasing views of the 74 acre wetlands with biking and walking trails! Heading to the top floor you'll find 3 spacious bedrooms, including a primary suite with a large double vanity and generous closet space. Large windows frame tranquil views of the wetlands, adding a touch of nature to your daily routine. The fully finished basement offers even more versatility, with an additional bedroom, highlighting its own full ensuite finished to a high spec and laundry area just down the hall. The generous family room offers flexibility as a kids play area or just a great spot to kick back and enjoy a movie night with the family! The home's mechanical has seen upgrades also in the form of a central A/C keeping the entire home cool all summer long, water softener system and roughed in central

vac! The oversized 21 X 24 double garage is accessed through the paved back lane, and offers 40 amp service while the backyard is a private retreat featuring stamped concrete landscaping and mature trees for added privacy. With high-end finishes throughout, Calgary's largest private lake, and the many amenities of Mahogany just steps away, this home offers the total package. Call today to book your private showing!