



GRASSROOTS
REALTY GROUP

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**92, 903 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2236888



\$539,900

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,562 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 247
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete	Zoning:	M-2d150
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SAT-SUN 12PM-5PM Built with longevity in mind, this brand new 3-bedroom, 2.5-bathroom townhome is built to stand the test of time. With **ENGINEERED FLOOR JOISTS**, durable **30-YEAR ARCHITECTURAL SHINGLES**, and top-tier exterior materials like **HARDIE BOARD SIDING** and **ALUMINUM SOFFITS**, you can enjoy peace of mind knowing this home is designed to minimize future maintenance—unlike many other townhome developments. Situated in the award-winning **LAKE COMMUNITY OF MAHOGANY**, this home offers unmatched access to Mahogany Lake, parks, schools, shopping, and some of Calgary’s most popular restaurants. The exterior makes a lasting impression with its **ENGINEERED TRIM** and modern curb appeal. Step inside to discover an open-concept main floor filled with natural light, thanks to **BLACK VINYL WINDOWS**, 9’ CEILINGS, and warm-toned **LUXURY VINYL PLANK FLOORING** throughout. At the heart of the home, the chef-inspired kitchen features elegant **QUARTZ COUNTERTOPS**, a **WATERFALL ISLAND**, **FLAT PANEL MELAMINE CABINETRY** with **SOFT-CLOSE DOORS AND DRAWERS**, and a premium **SAMSUNG STAINLESS STEEL APPLIANCE PACKAGE**—including a French door fridge and self-cleaning smooth-top range. The backsplash, finished in **FULL CERAMIC TILE** from **COUNTERTOP TO UPPER CABINETS**, adds a clean, high-end finish, while modern **PENDANT LIGHTING** and **POT LIGHTS** elevate the space with refined style. Upstairs, all three bedrooms are fitted with **DREAM WEAVER SILVER LINING CARPET** and plush **8 LB UNDERLAY**, offering cozy comfort. The bathrooms carry through the upscale aesthetic, complete with more **QUARTZ COUNTERTOPS**, **24x12” LUXURY TILE FLOORING**, and **FULL HEIGHT TILE SURROUNDS** in both the tub and

shower. Additional standout features include AUTOMATED BLINDS, a BBQ GAS LINE on your private balcony, CENTRAL A/C, a HIGH-EFFICIENCY FURNACE, and a 50-GALLON ELECTRIC HOT WATER TANK—delivering comfort and energy savings year-round. Even the components behind the walls were built with care, including R42 ATTIC INSULATION and 30-YEAR SHINGLES for lasting protection. The home also includes an OVERSIZED DOUBLE ATTACHED GARAGE with a FULL DOUBLE DRIVEWAY—perfect for additional parking and storage. A bright FLEX ROOM on the lower level offers the ideal space for a home office, gym, or creative studio. If you’ve been searching for a low-maintenance, stylish, and well-constructed home in one of Calgary’s most vibrant and walkable lake communities, this townhome in Mahogany is one you don’t want to miss.