



**GRASSROOTS**  
REALTY GROUP

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**1130 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2238905**



**\$649,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,720 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to this brand-new “Joni” floor plan—an intelligently designed semi-detached home that blends upscale finishes with smart functionality, all in one of Calgary’s most sought-after lake communities. With 10’ ceilings and wide-plank luxury vinyl flooring throughout the main level, the space feels open, elevated, and effortlessly inviting. A front flex room offers endless possibilities for your lifestyle—whether it’s a cozy home office, creative studio, or quiet playroom. Toward the rear of the home, the layout opens into a bright, airy living space designed for connection and comfort. The spacious living room flows seamlessly into an oversized dining area that’s perfect for hosting family dinners or casual gatherings. The kitchen is a true showstopper, featuring a modern palette of raised cabinetry, quartz countertops, stainless steel appliances including a stand alone chimney hoodfan, a modern tile backsplash, and a large centre island that’s perfect for both meal prep and morning coffee. Upstairs, a central bonus room offers an ideal space for movie nights, homework, or simply relaxing. The primary suite feels like a private retreat, complete with a generous walk-in closet and a spa-inspired 5-piece ensuite is the perfect spot to start or end your day. Two additional bedrooms and a full 4-piece bathroom round out the upper level, while the conveniently located laundry room makes day-to-day living that much easier. A secondary entrance adds even more potential, offering the flexibility for a guest suite, in-law space, or additional living area (subject to city/municipality approval and permitting). Set in the award-winning community of Mahogany, this home comes with access to unmatched amenities. Residents enjoy Calgary’s largest freshwater lake, two sandy beaches, a resident-exclusive

Beach Club, skating rinks, sport courts, fishing docks, and over 22 km of trails winding through stunning wetlands. Just minutes from the South Health Campus, Seton Urban District, and the Village Market's shops, restaurants, and cafés—Mahogany is a lifestyle destination where nature and convenience coexist. Whether it's paddleboarding on summer mornings or cozy winter walks by the water, life here is built around connection, comfort, and community. This is more than just a place to live—it's a place to belong. Don't miss your chance to call Mahogany home.\*\*Photos are from the showhome /previous builds to demonstrate quality of construction & finishes & may not be an exact representation of this home\*\*