



**GRASSROOTS**  
REALTY GROUP

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**1032 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2239226**

**\$569,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,273 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Corner 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>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Step into comfort and style with this almost brand new semi-detached home perfectly situated on a desirable corner lot in one of the city's most vibrant lake communities. Designed with modern living in mind, this beautifully updated property offers a bright and welcoming atmosphere throughout. The open-concept layout is enhanced by a fresh, airy color palette and an abundance of natural light pouring through large windows. Contemporary finishes, upgraded flooring, and sleek fixtures add a touch of elegance to every room. Immediately upon entering you know you have arrived to an immaculately and barely lived in home. Luxury vinyl plank seamlessly takes you from the spacious great room with over sized feature window to the designated dining room to casually conclude at the over sized central island featuring beautiful quartz counter tops, sleek stainless steel appliances showcasing a built-in microwave, French door refrigerator with ice and water, dishwasher and upgraded gas range. The classic subway tile frames in the designer hood fan and compliments the capped cabinetry and modern fixtures. An upgraded garbage / recycling pullout adds to your ease of convenience along with a niche work area for a efficiently located hybrid work space. The upper level boasts three sizeable bedrooms, all bright and minimalistic waiting for your wonderful design style, as these original home owners have immaculately maintained and preserved its cleanliness and beauty. All the upper bathrooms feature quartz counters, wood grain vanities and marble style tile. The 2nd floor laundry is ideal for busy families and boasts a LG ThinQ washer and dryer where harmony meets efficiency. Custom blinds included along with Central Air, for our hot summer days and the car shelter until you complete your back yard oasis. A separate side entry provides added

flexibility &mdash; ideal for a future development, home business, or multigenerational living.; all on a sizeable corner lot with Hardie Board exterior. This home is so new that it the homeowner has yet to complete any back yard items which gives you a wonderful opportunity to do what you want with the space. Whether you're a first-time buyer, investor, or downsizer, this home offers both comfort and opportunity. Enjoy the perks of lake living with year-round access to walking paths, beaches, water activities, and a strong sense of community &mdash; all while being close to schools, shopping, and major routes. Don't miss this rare opportunity to own a move-in-ready home that blends modern updates, functional design, and unbeatable location.