



**GRASSROOTS**  
REALTY GROUP

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**428 Mahogany Boulevard SE**  
**Calgary, Alberta**

**MLS # A2246543**



**\$859,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Mahogany   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,216 sq.ft.   | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage, Insulated             |               |                   |
| <b>Lot Size:</b> | 0.10 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s) |                   |     |
| <b>Inclusions:</b> | mechanical garage storage lift  |                   |     |

This one feels right the moment you walk in. Located in the heart of Mahogany, this home offers a clean, functional layout with just the right amount of space in all the right places. The main floor is open and bright, with a kitchen that keeps things simple and efficient—quartz countertops, a full pantry, island seating, and stainless steel appliances. The living and dining areas flow easily, with durable flooring and lots of natural light. Upstairs, you’ll find three comfortable bedrooms, including a primary with a walk-in closet and private ensuite. The bonus room gives you flexibility—movie nights, a home office, or a playroom. And yes, laundry’s up here too. The basement is finished, giving you even more space to work with—think gym, guest space, hobbies, or that second TV zone. Out back, there’s a private yard that is just perfection. Room to entertain, with southern exposure and trees, it is outdoor living at its finest. Out front is the attached heated double garage with overhead storage—perfect for keeping your gear out of sight but close at hand. The mechanical storage lift makes it even easier to store your toys. What makes this place work: Finished basement = bonus square footage Heated garage with smart storage solutions and polyaspartic flooring Central Air conditioning Walking distance to schools, the lake, and Mahogany’s shops and restaurants Quick access to major roads when you need to get moving Whether you’re upsizing, downsizing, or buying your first place, this home delivers what matters: space, comfort, and a location that makes everyday life a little easier—and a lot more fun. Come see it for yourself.