

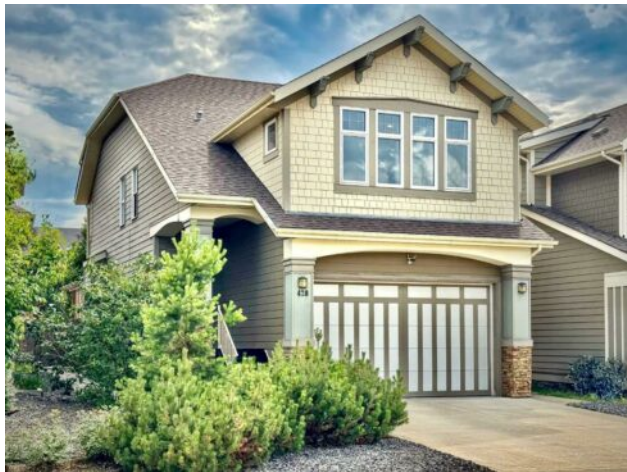


GRASSROOTS
REALTY GROUP

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428 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2254179



\$829,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		
Inclusions:	None		

This one just feels right the moment you step inside. Set in the heart of Mahogany—ranked one of Calgary’s top neighbourhoods by *Avenue* magazine—this home offers a layout that’s clean, functional, and perfectly balanced with space exactly where you need it. The main floor is open and bright, anchored by a refreshed kitchen with quartz countertops, a full walkthrough pantry, island seating, and stainless steel appliances. Living and dining areas flow seamlessly, filled with natural light and durable finishes that stand up to real life. An entertainers dream. Upstairs, three inviting bedrooms include a primary suite with walk-in closet and private ensuite. A versatile bonus room is ready for movie nights, a play space, or a home office, with the convenience of laundry right here too. The finished basement is a true extension of your living space, perfect for a gym, guest room, hobby zone, or a second TV hangout. Step outside and you’ll find a private yard designed for all-day enjoyment. Southern exposure, mature trees, and endless sunshine make it the perfect backdrop for summer evenings or weekend entertaining. Out front, the heated professionally finished double garage with overhead storage and a mechanical lift keeps your gear tucked away but easy to access. With Hardie board—style siding, the curb appeal is timeless and built to last. What makes this home stand out: - Finished basement with bedroom and full bathroom - Professionally finished heated garage with smart storage and polyaspartic flooring -Central air conditioning - Walking distance to schools, the lake, playgrounds, pathways 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 home, this one delivers comfort,

space, and a location that makes everyday life easier and a lot more fun. All in the best and safest part of Mahogany. Come see it for yourself.