



GRASSROOTS
REALTY GROUP

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**1941 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2256894



\$899,999

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,228 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Sump Pump(s), Walk-In Closet(s)

Inclusions: Mirrored closet wardrobe in primary, shelving in garage, fridge in garage, wall mounted tv stand in basement, induction hotplate in basement kitchenette, 6 solar panels

Welcome to The Streams—Mahogany’s most sought-after luxury villa-style community, where elegance meets easy living. This impeccable 3-bedroom bungalow has been curated for the most discerning homeowner, with a sophisticated, open-concept design and high-end finishes that grace every surface. The heart of the home is a culinary masterpiece: a chef's kitchen outfitted with premium appliances, exquisite stone countertops, and custom cabinetry, with seamless access to a private side balcony—perfect for a morning coffee or an evening aperitif. The main floor also offers the convenience of laundry and a primary suite that serves as a private sanctuary, complete with a spa-like retreat and a generous walk-through closet, with its own private front porch. Downstairs, the fully finished basement, professionally completed by the builder, adds incredible value and versatility. This level features two spacious bedrooms, a full bathroom, and a large family room. A convenient kitchenette with a two-burner induction hotplate, microwave, sink, and bar fridge makes it an ideal space for extended family or independent living. This is more than just a home; it's a gateway to a vibrant and effortless lifestyle. Just moments away, the award-winning community of Mahogany offers picturesque wetlands, the exclusive beach club, and the thriving Mahogany Village Market, where you can explore a host of shops, acclaimed restaurants, and essential services. This is the pinnacle of elegant, single-level living. Don't miss your chance to claim it as your own.