



GRASSROOTS
REALTY GROUP

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**2240 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2257893



\$668,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,627 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	None		

***OPEN HOUSE SUN. SEPT 21 2:00 - 4:00 PM *** BEAUTIFULLY RENOVATED Semi-Detached home in Mahogany & Calgary's Most Desirable Lake Community. Step into lakeside living with this fully renovated 2 + 1 bedroom, 3.5-bath home just steps from the beach and the Shops of Westman Village. Every detail has been updated with style and quality: Relax on the large front porch with lake views. -Designer Kitchen- & BRAND NEW! High-end white cabinetry, striking black granite counters, and a white & "ocean wave" & splash pair perfectly with stainless steel appliances. -Elegant Finishes & Top-quality LVP flooring, upgraded tile and carpet, new lighting, and a stone-faced fireplace create a modern, welcoming atmosphere. -Smart Layout & Two upper-level primary suites each feature a walk-in closet and luxurious ensuite baths. Note that the shower and tub are fully tiled to the ceiling. A mid-way bonus room with a tray ceiling adds flexible living space, while creating privacy between the bedrooms. The convenient upper-floor laundry room makes life easy. -Thoughtful Extras & One bedroom includes custom built-ins and a Murphy bed. Rough in for central vacuum. -Finished Lower Level & Bright and spacious with two large egress windows and a high-quality full bath, ideal for a guest suite or family room. All professionally finished with city permits. Outside, enjoy low-maintenance living with a composite deck with aluminum railing, & "Perfect Turf" & lawn, Gas BBQ hookup, interlocking brick patio, and garden edging, and a double detached garage that's fully insulated and drywalled. Note the wiring is there for your Hot Tub! With quick access to shopping, schools, and major routes, this home blends luxury and convenience in one of Calgary's premier communities. Sip your morning

coffee across the street at Analog or bring it home and enjoy the sunshine on your beautiful front porch. This is a home you won't want to miss!