



GRASSROOTS
REALTY GROUP

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**1003 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2266348



\$535,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,186 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Level, Rectangular Lot, See		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	None		

Looking for a low maintenance lifestyle, w/no condo fees in one of Calgary's hottest lake communities? Look no further! This exceptional fully landscaped 2 bed/2.5 bath semi detached home w/double detached garage is the one to see! Walking up to the home you'll appreciate the covered front porch & Hardie plank siding. Upon entering, you'll love the 9' ceilings, open concept living space, fresh paint, luxury vinyl plank flooring throughout & the large windows flooding the area with natural light. The living & dining areas offer plenty of entertaining room for hosting friends & family. The good sized kitchen features a large eat up island, quartz countertops and lots of storage for the chef in your home. The powder room & mudroom complete the main floor. Outside you'll love the relaxing backyard with a large composite deck for dinners al fresco & grassy area w/fire pit for roasting smores. The upper level features two generous primary bedrooms w/good sized closets and ensuite baths featuring vanities w/quartz countertops. Laundry is a breeze situated on the upper level. The unfinished basement is partially framed and just waiting for your imagination. The award winning community of Mahogany has it all! The community is centered around a 63-acre freshwater lake with two private beaches, a splash park, and tennis courts at the Mahogany Beach Club. Mahogany has extensive green space, including 74 acres of wetlands, 30 neighborhood parks, and 22 kms of pathways for walking and biking, making it an urban oasis. Want more?? The Urban Village & Westman Village is home to some of the best restaurants (Chairman's Steak House, The Banquet, Alvin's Jazz Club, The Mash, etc), various retailers, groceries & services plus the South Calgary Health Campus means you don't have to go far. With easy access to Stoney Trail via 88 st & Deerfoot Trail make

commuting a breeze. Book your showing today!