



GRASSROOTS
REALTY GROUP

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**1168 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2268797



\$599,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,698 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Boxing Day pricing starts NOW — brand-new specs, brand-new savings. Welcome to this brand-new “Rayn” in Mahogany—a home that blends stylish family living with future flexibility. A separate side entrance offers the option for a private lower-level development or suite down the road (A secondary suite would be subject to approval and permitting by the city/municipality), while the main floor is designed for everyday ease with warm, natural luxury vinyl plank and clean, modern finishes throughout. At the heart of the home, the central kitchen shines with timeless white cabinetry raised to the bulkhead, bright white quartz countertops, and a white marble-style backsplash that wraps the stand-alone chimney hood fan for a seamless, upscale look. Stainless steel appliances and an oversized island make meal prep and casual entertaining effortless. The dining area sits perfectly between kitchen and living—roomy enough for an extended table—while the rear living room enjoys floor-to-ceiling windows and a smart back entry with a 2-piece bath. Just off the kitchen, a versatile flex room adapts to your life (home office, play space, fitness corner), and a raised homework/tech nook overlooks the main floor—organized, functional, and surprisingly fun. Upstairs, a cozy bonus room anchors the level for movie nights or quiet reading. The primary retreat is tucked at the back with an oversized window, a generous walk-in closet, and a chic 4-piece ensuite featuring dual sinks and a full-size shower—finishes you’d expect in a much larger home. Two additional bedrooms are well-proportioned, and the upstairs laundry and linen storage keep day-to-day living simple and tidy. Live the four-season lake lifestyle Mahogany is known for. Centered around Calgary’s largest freshwater lake and a 21-acre

beachfront, the community offers private resident beaches, swimming, skating, and year-round events. Stroll the scenic wetlands and extensive pathway network, or head to the Urban Village for coffee shops, restaurants, services, and everyday conveniences. Families appreciate nearby schools and playgrounds; commuters value quick access to Stoney Trail, Deerfoot Trail, and the Seton District's amenities (South Health Campus, shops, dining, and recreation). Mahogany pairs resort-style living with real-world convenience—making home feel like a getaway, every day.