



GRASSROOTS
REALTY GROUP

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1075 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2270759



\$579,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,700 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Oversized, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

***** JOIN US FOR AN OPEN HOUSE THIS SUNDAY NOVEMBER 16 FROM 1 TO 4 PM. BIGGEST DUPLEX ON THE STREET!*****
Welcome to 1075 Mahogany Boulevard SE, a pristine semi-detached home with nearly 1,700 sq. ft. of above-grade living space and a spacious basement offering huge future potential. Located in the sought-after lake community of Mahogany, this property blends contemporary design with family-friendly functionality. The main floor features a bright, OPEN-CONCEPT LAYOUT where expansive windows fill the living, dining, and kitchen areas with natural light. The CHEF-INSPIRED KITCHEN showcases FULL-HEIGHT CABINETRY TO THE CEILING, ELEGANT QUARTZ COUNTERTOPS, UPGRADED STAINLESS APPLIANCES, a SEPARATE HOOD FAN, BUILT-IN MICROWAVE, and a BUILT-IN WATER FILTER at the sink. A VERSATILE DEN/BEDROOM on this level adds flexibility for a HOME OFFICE, GUEST ROOM, or PLAY SPACE. Upstairs, unwind in the PRIMARY SUITE with a STYLISH 4-PIECE ENSUITE, while TWO ADDITIONAL SPACIOUS BEDROOMS share a SLEEK 3-PIECE MAIN BATH. A BONUS ROOM and UPPER-LEVEL LAUNDRY provide extra convenience for busy families. The basement offers 9-FT CEILINGS, TWO LARGE WINDOWS, and ROUGH-IN PLUMBING for a future bathroom, creating endless possibilities for a SUITE (subject to approvals), GYM, MEDIA ROOM, or EXTRA LIVING SPACE. A REAR DECK extends the living area outdoors. Enjoy year-round recreation with Mahogany's LAKE, BEACHES, PARKS, TRAILS, SHOPPING, DINING, and SCHOOLS all close by. Move-in ready and impeccably maintained, this home delivers SPACE, STYLE, and a PRIME LOCATION, schedule your showing today.

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