



GRASSROOTS
REALTY GROUP

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950 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2280241



\$615,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,475 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning semi-detached home in the desirable lake community of Mahogany! Perfect for young families, first-time buyers, or anyone looking to settle into a friendly and vibrant neighbourhood. This home has so much to offer, including a detached (insulated) double garage and a central AC system to keep you comfortable all year round. Step inside to find a bright, open main floor featuring a modern kitchen with a chimney hood fan, subway tile accents, granite countertops, a built-in microwave, AND oversized island. The large east facing windows flood the dining room with natural light making it perfect for family gatherings or relaxing evenings at home while also drowning out any outside noise. Your new living room looks out onto the backyard and will give you that perfect cozy evening glow with that afternoon/evening sun. Upstairs, the primary bedroom is quiet and feels luxurious with a spa like ensuite and a spacious walk-in closet. Two additional bedrooms, a full main bathroom, and a separate laundry area make this home both practical and efficient. The fully finished lower level offers a large recreational space that the current owners have turned into a wonderful area for their children, a fourth bedroom, and an additional bathroom perfect for visitors or older kids. And here's an exciting bonus, a few doors down is a dayhome making life convenient for busy families. Enjoy all the community has to offer with nearby parks, playgrounds, walking trails, and the beautiful lake within walking distance. This home is truly special and has been so well loved and taken care of; don't miss out on this great opportunity!