



**333 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2282150**

**\$599,900**



<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,351 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Boat, Double Garage Detached, Garage Door Opener, Garage Faces Rear, R		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air, Other	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Composite Siding, Stone	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

\*OPEN HOUSE Saturday Jan 31 12PM-3PM SUN FEB 1 1PM-4PM\*-Discover refined lake community living in this beautifully upgraded semi-detached home on a premium oversized corner lot in sought-after Mahogany. This rare corner position offers exceptional curb appeal, a double detached garage, and abundant additional parking around the home — perfect for guests, multiple vehicles, and recreational needs. Ideally located just minutes to school, the Mahogany Beach Club and lake. The bright open-concept main floor features hardwood flooring, expansive windows, and a stylish kitchen with granite countertops, stainless steel appliances, a breakfast bar, and ample cabinetry — designed for both everyday comfort and entertaining. Upstairs showcases a serene primary retreat with a 4-piece ensuite and dual closets, along with two additional bedrooms and a full bathroom. The finished basement adds valuable living space with room to create an additional bedroom and bathroom, offering excellent future potential. The entire home has been freshly painted and enhanced with new modern light fixtures and carpet for a move-in-ready feel. The true highlight is the expansive 5,005 sq ft backyard with rear lane access — a rare offering in the community. Enjoy the beautiful stone patio ideal for BBQs and gatherings, along with a pergola complete with integrated lighting for cozy evenings outdoors. The generous yard also allows for potential RV or boat parking without compromising on outdoor living space. An exceptional opportunity combining luxury, space, parking, and lifestyle in one of Calgary's most desirable lake communities.