



**345 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2284350**

**\$595,000**



<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,386 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Smoking Home		

**Inclusions:** N/A

Lake Living in Mahogany! Beautifully maintained 4-bedroom, 3.5-bath semi-detached home with over 1,750 sq ft of developed living space , NO condo fees , and detached double garage in one of Calgary's most desirable lake communities. The open-concept main floor features hardwood flooring , a cozy living room fireplace , and a functional kitchen with granite countertops , breakfast bar , stainless steel appliances , and a large pantry. A convenient 2-piece powder room completes the level. Upstairs offers a spacious primary bedroom with walk-in closet and 4-piece ensuite , plus two additional bedrooms and another 4-piece bathroom . The fully finished basement expands the living space with a 4th bedroom , additional 4-piece bathroom , rec room , and office nook &mdash; ideal for guests, teens, or a home office. Enjoy outdoor living in the private backyard with deck , perfect for relaxing or entertaining. Recent updates include fresh interior paint (2026) Located close to lake access, parks, schools, pathways, shopping, and amenities , this home offers the perfect blend of lifestyle and convenience.