



**345 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2284350



\$595,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	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 — 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.