



**456 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2128160**



**\$849,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,464 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Front Yard, Landscaped, Underground Sprinklers, Privat		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Shed, Trampoline, Gazebo, Transferrable security system with cameras and garage door opener

Welcome to luxury lake living in the esteemed community of Mahogany. Boasting over 3100sq feet of living space, Double attached garage, and nestled within walking distance to the Wetlands, schools and shopping, this home is a must see! As you step into this immaculate property, you're greeted by a spacious foyer and a convenient mudroom. The modern open concept layout features an wonderful office space, 2pc bathroom, stunning kitchen with massive island, granite countertops, and stainless steel appliances. The adjacent dining area opens up to a private deck and landscaped backyard, perfect for outdoor entertaining. Cozy up in the living room next to the gas fireplace, creating a warm ambiance for gatherings. Venture upstairs to discover a spacious bonus room, offering additional flexible living space for relaxation or entertainment. Three generously sized bedrooms await, each equipped with its own walk-in closet. The primary bedroom is a true retreat, featuring an amazing 5-piece ensuite with a luxurious soaker tub, providing the ultimate in relaxation and comfort. A convenient 4-piece bathroom and laundry room complete this level. The fully developed basement adds another dimension to this exceptional property, featuring a large recreation room, fourth bedroom, a sleek wet bar, a storage room, and additional 4-piece bathroom. The tastefully designed living space is perfect for hosting guests or enjoying family movie nights. Outside, you will find a beautifully landscaped backyard, with large deck and gazebo area as well as a dedicated area for a trampoline. Underground sprinklers ensure effortless lawn maintenance. This remarkable property offers more than just a beautiful home—it provides exclusive access to Mahogany's pristine lake, offering year-round recreation opportunities such as swimming, kayaking, and

leisurely walks along the waterfront. Conveniently located shopping, parks and fine dining complete this incredible community. Some of the amazing schools include, Divine Mercy Catholic Elementary School & Mahogany School. Don't miss this opportunity to make this fantastic home yours!