



**885, 903 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2135730



\$490,000

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,236 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Lake, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

Introducing "The Newport" by Mountain Pacific Homes. This spacious open concept home caters to all lifestyle needs. The U-shaped kitchen, adorned with a single-sided waterfall island, invites culinary adventures and includes appliances. Abundant natural light fills the home through large windows. Step onto the balcony with built-in gas line for outdoor grilling. The central dining area suits family dinners, entertaining, or game nights. Upstairs features 2 master bedrooms, one of which - the 4 piece ensuite boasts a walk-in closet. Also find stacked laundry, and a second master with its own ensuite. Embrace comfort and functionality in this exquisite residence. *Photos are representative*