



**328 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2141567



\$860,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,464 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, E		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Gazebo, Front Yard, Lawn, Landscaped, Rectangular Lot, See Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: N/A

LAKE LIVING | 5-PIECE ENSUITE | BONUS ROOM | 9 FOOT CEILINGS | HIGH EFFICIENT | OVERSIZED GARAGE | QUIET PRIVATE BACKYARD | Imagine waking up in the heart of Mahogany, a vibrant lake community known for its unparalleled amenities and close-knit neighborhood feel. This stunning 2,463 sqft, 2-storey family home greets you each morning with warmth and elegance. As you walk through the front door, the gleaming newer hardwood floors catch your eye, leading you into an open-concept living space designed for both relaxation and entertainment. The kitchen, a haven for any cooking enthusiast, is equipped with high-end stainless steel appliances and a spacious island perfect for morning breakfasts or evening gatherings. The adjoining dining area and living room, complete with a cozy gas fireplace, create a seamless flow that makes hosting friends and family a joy. Finishing the main is a 1/2 bath and the convenient main floor laundry room. Upstairs, your sanctuary awaits. The primary bedroom offers a peaceful retreat, complete with a spacious walk-in closet and a luxurious 5-piece ensuite bathroom featuring dual sinks, a soaking tub, and a separate shower. The two additional bedrooms are generously sized, ideal for children or guests next to the 4-piece main bathroom and massive walk-in linen closet. Next is the versatile mid-floorplan bonus room providing the perfect space for a home office, playroom, or media center and access to the upper balcony. The oversized attached double garage offers ample storage and keeps your vehicles safe from the elements. Step outside into your private backyard, a secure and inviting space for children and pets to play complete with a custom gazebo. Picture summer barbecues and evening gatherings with friends, all while enjoying the beauty and serenity of your surroundings.

Living in Mahogany means more than just a beautiful home. It means access to exclusive amenities like a private lake, beach clubs, parks, and walking trails. Weekends are filled with family outings to the beach, leisurely strolls around the lake, and exploring the vibrant community events. Every detail of this home has been thoughtfully designed to offer both luxury and convenience. From the high-efficiency dual furnaces with an air exchanger ensuring your home is always comfortable, to the unfinished basement ready for your personal touch where you can add at least 2 more bedrooms and huge games room, this house is more than just a place to live—it's a place to thrive. Welcome to your dream home in Mahogany, where every day feels like a vacation and convenience is at your doorstep.