



**GRASSROOTS**  
REALTY GROUP

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**13, 903 Mahogany Boulevard SE**  
**Calgary, Alberta**

**MLS # A2213135**



**\$510,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,390 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 249
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Electric Motorized Window Blinds

Welcome to the ultimate in modern living. This stunning luxury townhome in the hottest selling new home community in Calgary, Mahogany, offers a lifestyle unlike any other. With dual master bedrooms, each featuring its own private ensuite with LED-lit vanity mirrors, this home offers flexibility and luxury. The open-concept layout is beautifully designed with luxury vinyl plank flooring across all three levels, 9' knockdown ceilings, and a striking custom wood slatted feature wall. The gourmet kitchen includes quartz countertops, a flat-top ceramic stove, hidden-control dishwasher, and a double-sided fridge with built-in water dispenser and dual ice cube options. Plus, you'll love the DOUBLE attached garage and upper-level laundry for added convenience. Step outside to experience lakefront living at its finest. Mahogany boasts two beautiful beaches—the main beach with a spectacular 20,000 sq ft clubhouse, and the West Beach—offering a range of year-round activities, including swimming, watersports, skating, hockey, fishing, and ice fishing. Whether you're enjoying the water in summer or skating across the lake in winter, there's always something to do in this dynamic community. For all your everyday needs, Mahogany Village Market is just moments away, offering everything from Sobeys and Shoppers to State & Main, Kinjo Sushi, Brooklyn Yolk, and much more. When you're craving something a little more upscale, Westman Village has fine dining at Chairman's Steakhouse, live music at Alvin's Jazz Club, and delicious coffee at Analog Coffee. Families will appreciate the proximity to top-rated schools such as: Mahogany School (Public K-5) Divine Mercy School (Catholic K-6) Joane Cardinal-Schubert High School (Public 10-12) All Saints High

School (Catholic 10&ndash;12) Live your best life in a community that offers private beach access, over 74 acres of natural wetlands, 22 km of scenic walking paths, and quick access to the South Health Campus and fitness centers. Whether you're looking for relaxation, recreation, or an active lifestyle, Mahogany delivers it all. Don&rsquo;t miss out&mdash;schedule your private showing today and start living the dream! Please note; square footage is based on builders construction plans. Pictures provided are a virtually staged similar model. The actual unit is at pre-drywall stage and may be a mirror image of pictures shown.