

# \$690,000 - 1073 Mahogany Boulevard Se, Calgary

MLS® #A2195767

**\$690,000**

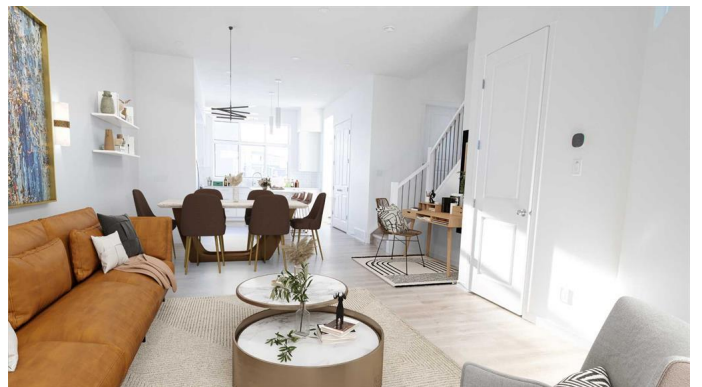
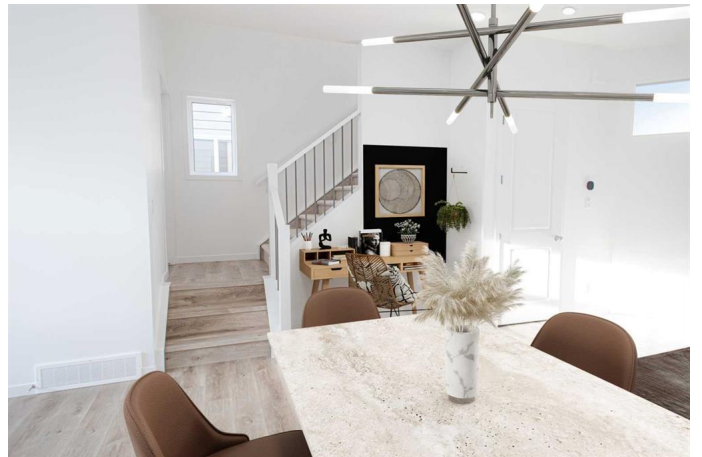
4 Bedroom, 3.00 Bathroom, 1,720 sqft  
Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Welcome to the modern oasis living in the heart of Mahogany's sought-after SE lake community - voted #1 community in all of Calgary. This exquisite home offers over 1740 sq. ft. of thoughtfully designed living space, featuring a total of 3 bedrooms, 1 Flex room and 2.5 bathrooms, plus plenty of high-end upgrades throughout. The opportunity to develop the basement to 2488 sq.ft is also possible with an additional separated entrance and 2 additional rooms with ensuites are possible.

Step inside to discover an open-concept main floor with 10 foot ceilings that create an airy, spacious feel. The gourmet kitchen is a chef's dream, complete with a large island, ceiling-height cabinets, and stainless steel appliances including a built-in microwave and a sleek chimney hood fan paired with gas range burners. The pantry opens with 8 foot doors in height in a French door configuration. A generously sized walk-in pantry offers ample storage, making it easy to keep your kitchen organized and clutter-free. Additionally, there is a large kitchen island with generous cabinet and storage space, paired with the cabinet and pots and pans drawers provide lots of storage.

The main floor also boasts a convenient half bathroom and a unique Flexroom - offers a variety of living configurations; for the Grand Piano, dual office, bunk bed room, exercise / yoga room or an entertainment room.



Outside, the backyard is prepped for summer fun, offering the perfect space for relaxation or hosting your next BBQ. The back area also can park 2 full sized vehicles and also is a nicely asphalt paved lane.

Upstairs, enjoy a central bonus room that adds versatility to the home, along with a master suite featuring a spacious walk-in closet and a luxurious 4-piece bathroom. Two additional bedrooms provide ample space for family, guests, or a home office, and a full 3-piece bathroom ensures comfort for all. The laundry room includes large sized: washer and dryer to handle the families laundry needs!

The basement has provisions for legal and can be developed with an additional 2nd furnace and ample space for large appliances while being a fully separated home. Once developed the space could be used to amplify the investment of this home and help cover living costs, freeing valuable resources for enjoyment! The side entrance is completely separate from the access to the main floor.

Living in Mahogany is a lifestyle. Experience four-season lake living with tennis courts, a splash park, playgrounds, a hockey rink, sandy beaches, and more! Just a short drive to top-notch amenities including elementary schools, the Mahogany Beach House, the Brookfield YMCA, South Health Campus, and Seton Shopping Centre, plus easy access to Stoney and Deerfoot Trails.

Built in 2024

### **Essential Information**

MLS® #	A2195767
Price	\$690,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,720
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	1073 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3X4

### **Amenities**

Amenities	Other, Beach Access, Clubhouse, Recreation Facilities
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle, Metal
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	ComFree
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