

1027 Mahogany Boulevard SE  
Calgary, Alberta

MLS # A2270789



## \$589,900

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                        |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,480 sq.ft.                    | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached          |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                       |               |                  |
| <b>Lot Feat:</b> | Corner Lot                      |               |                  |

|                    |                                             |                   |      |
|--------------------|---------------------------------------------|-------------------|------|
| <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> | -    |
| <b>Basement:</b>   | Full                                        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame, Wood Siding | <b>Zoning:</b>    | R-2M |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                                 |                   |      |

**Inclusions:** Gazebo, TV Mount(s).

Stunning 4 bedroom, 3.5 bathroom duplex in the desirable Mahogany community! Situated on a corner lot, this home boasts a detached double garage and a fully developed basement completed by the builder. The main floor features an open floor plan with abundant natural light, a central kitchen, dining room, living room and powder room. Upstairs, you'll find three spacious bedrooms, including a primary with a private ensuite, a shared full bathroom and conveniently located laundry. The basement offers a fourth bedroom, a large recreation room and another full bathroom. Enjoy the outdoors in your backyard with a gazebo included with the sale. Residents of Mahogany have access to the lake and amenities through the HOA, including tennis courts and benefit from nearby schools, shopping and major transportation routes. Additional features include central AC for comfort year round. This home perfectly combines style, function, and community living!