

**755 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2223065



\$635,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,513 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Step into this beautifully appointed semi-detached home in the vibrant lake community of Mahogany—where every day feels like a getaway. Perfectly positioned to take in sweeping west-facing views of the tranquil wetlands, this home offers a peaceful retreat just steps from nature. Watch herons glide across the water and enjoy golden sunsets from your cozy front porch, drink in hand. Designed with a light and breezy "lake house" feel, the interior features a soft aqua palette, beaded panel cabinetry, granite countertops, and white-washed oak laminate flooring that gives the space an airy, relaxed charm. The open-concept kitchen is a chef's delight, complete with stainless steel KitchenAid appliances, an oversized island, and not one—but two generous pantries. Whether it's a casual breakfast or a lively dinner party, the adjacent dining area is ready to host. Natural light pours in through oversized windows, creating a warm and welcoming vibe throughout. In the cooler months, curl up by the elegant floor-to-ceiling tiled fireplace in the living room, and when summer hits, enjoy the comfort of central A/C. Upstairs, the king-sized primary suite includes a stylishly upgraded ensuite. Two more spacious bedrooms, a 4-piece main bath, and a laundry room round out the upper level. (Laundry is currently located in the finished basement, but there is already a rough-in upstairs if preferred.) The fully developed basement offers even more flexibility—complete with a large fourth bedroom, a central rec area, under-stair storage, a full 4-piece bath, and a utility/laundry room with extra space for storage. The backyard features a sprawling deck ideal for BBQs (complete with BBQ gas line!) with and evening hangouts, and low-maintenance landscaping means you can spend less time working and more time enjoying. A detached

double garage and back lane access provide convenience and added storage. With two schools within a 5-minute walk, easy access to transit, nearby shops, restaurants, and just an 8-minute stroll to Mahogany West Beach, this is a lifestyle opportunity you don't want to miss. See it for yourself—this home delivers charm, comfort, and nature right at your doorstep.