

**415 Mahogany Boulevard SE
Calgary, Alberta****MLS # A2245633****\$569,900**

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,193 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Pergola

Welcome to this well maintained, semi-detached home in the highly sought-after community of Mahogany. Just one block from the schools! This home offers the perfect blend of functional design and lakeside living, featuring 3 bedrooms, 1.5 bathrooms, and a well-planned layout that makes the most of every square foot. The home is move-in ready, boasting a contemporary feel and great condition thanks to thoughtful maintenance over the years. As you enter, you'll be greeted by an open-concept main floor, perfect for both everyday family living and entertaining. The bright and airy living room flows seamlessly into the kitchen & dining areas, creating an inviting space to gather with family and friends. Large windows allow natural light to fill the space, enhancing the home's warm and welcoming atmosphere. The kitchen is functional with granite countertops and large island. There is plenty of storage and counter space for preparing meals. Heading upstairs, you'll find three bedrooms. The primary has a large walk-in closet and offers a peaceful retreat, while the two additional bedrooms are perfect for family, guests, or a home office. The well-appointed 4-piece bathroom is conveniently located on this level, while a separate half-bath on the main floor adds extra convenience for guests. The home also includes an undeveloped basement, featuring 9 foot ceilings offering the opportunity to create additional living space, an extra bedroom and bathroom, or use as storage and laundry, depending on your needs. The backyard is a quiet oasis, with a large deck and a pergola offering a covered cozy outdoor space. A double detached garage provides secure parking and additional storage. Located in Mahogany, one of Calgary's top-rated lake communities, this home places you just steps away from 84 acres of sparkling water and

beach—perfect for swimming, kayaking, or simply relaxing by the shore. With 74 acres of naturalized wetlands and 22 km of community pathways, you'll have year-round access to outdoor activities, including walking, cycling, and wildlife watching. The vibrant community also offers a wide range of shops, restaurants, and services, all just a short walk or drive away. This home is not only ideally located but also offers a lifestyle that is hard to beat. Mahogany has consistently been recognized as one of Calgary's best communities, thanks to its combination of natural beauty, recreational opportunities, and modern amenities.