

971 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2217456



\$619,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,475 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: N/A

Located in the vibrant and highly sought-after lake community of Mahogany, this beautifully maintained and thoughtfully designed half duplex is ready to welcome its new owners. With fantastic curb appeal and a welcoming front entry, this home offers over 2,000 sq. ft. of developed living space, including 4 bedrooms—plenty of room for a growing family. From the moment you walk in, you'll appreciate the open-concept floor plan, the inviting dining area, and a stylish kitchen at the heart of the home. Featuring quartz countertops, stainless steel appliances, and a well-curated colour palette, this kitchen is perfect for both everyday living and entertaining. The bright and spacious living room overlooks the beautifully landscaped backyard. Upstairs, the primary suite offers a peaceful retreat with a walk-in closet and a 4-piece ensuite complete with upgraded tile and quartz counters. Two additional bedrooms are generously sized and filled with natural light—ideal for kids, guests, or a home office. You'll also love the convenience of the upstairs laundry, located right next to the main 4-piece bathroom. The fully finished basement includes a fourth bedroom, a versatile rec room perfect for movie nights or playtime, and a convenient 2-piece bathroom—ideal for guests or family hangouts. You'll also find ample storage space throughout, keeping everything organized and tucked away. Step outside into backyard oasis with a deck, landscaping, the perfect spot for summer evenings with friends and family. The oversized double detached garage provides plenty of space for larger vehicles or extra storage. Located in Mahogany—a community built around connection—you're close to schools, walking paths, shops, restaurants, and, of course, the lake. This is more than a house—it's a place to call

home. Book your showing today!