

345 Mahogany Boulevard SE  
Calgary, Alberta

MLS # A2284350



## \$595,000

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,386 sq.ft.	<b>Age:</b>	2012 (14 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>	Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Smoking Home		

**Inclusions:** N/A

Lake Living in Mahogany! Beautifully maintained 4-bedroom, 3.5-bath semi-detached home with over 1,750 sq ft of developed living space, NO condo fees, and detached double garage in one of Calgary's most desirable lake communities. The open-concept main floor features hardwood flooring, a cozy living room fireplace, and a functional kitchen with granite countertops, breakfast bar, stainless steel appliances, and a large pantry. A convenient 2-piece powder room completes the level. Upstairs offers a spacious primary bedroom with walk-in closet and 4-piece ensuite, plus two additional bedrooms and another 4-piece bathroom. The fully finished basement expands the living space with a 4th bedroom, additional 4-piece bathroom, rec room, and office nook — ideal for guests, teens, or a home office. Enjoy outdoor living in the private backyard with deck, perfect for relaxing or entertaining. Recent updates include fresh interior paint (2026) Located close to lake access, parks, schools, pathways, shopping, and amenities, this home offers the perfect blend of lifestyle and convenience.