

849 Mahogany Boulevard SE  
Calgary, Alberta

MLS # A2294561



## \$570,000

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,319 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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, Stone	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** Heat Recovery Ventilator

Introducing 849 Mahogany Boulevard SE, a stunning showstopper semi-detached home located in the heart of Mahogany! This gorgeous home offers a lifestyle like no other in the city. If you've ever dreamed of enjoying the beach life, look no further because Mahogany has it all! It is within walking distance to the walking pathways/biking trails and the green space. Featuring 1300 SQFT of functional living space, you'll be amazed at how open and bright this home is. Upon entrance, you have a lovely living room with built-in features and a fireplace to keep you warm and cozy in the winters. Adjacent to the living room is your dining area, followed by your dreamy chef-style kitchen featuring quartz countertops, classy backsplash, stainless appliances, cabinets to the ceiling, a center island with storage, and a pantry. You can cook your favorite meals while overlooking the open floor plan. On the main floor, there's even space to add a bar or a work desk beside the stairs, giving you versatility and customization options. Walking upstairs, you'll notice 3 spacious bedrooms, stacked laundry, storage, and 2 bathrooms. The airy master bedroom easily fits a king-size bed and has its own ensuite with a standing shower and a walk-in closet. 2 other bedrooms overlooking your backyard and a shared full bathroom complete this level. Your undeveloped basement is awaiting your creative ideas. Your sun-filled south backyard with a wider deck is a treat for your kids and would serve as a perfect spot for a gathering. The detached HEATED DOUBLE CARGARAGE serves as a bonus among many others. Minutes away from Mahogany School, Divine Mercy Catholic School, Mahogany Beach Club, restaurants, bars, cafes, and easy access to the stoney trail! Check out the 3D tour and book a showing today.