

995 Mahogany Boulevard SE  
Calgary, Alberta

MLS # A2306456



## \$634,999

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,486 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Private		

<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, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** TV mounts on main floor and primary bedroom, Wall mounted shelves, Digital thermostat

Welcome to this beautifully maintained corner-unit in the sought-after lake community of Mahogany, offering the perfect blend of space, functionality, and lifestyle. Built in 2019 and thoughtfully designed, this 2-storey home features 1,486 sq ft above grade, an unfinished basement ready for your future plans, and one of the most impressive garage setups you will find in this price point. From the moment you arrive, the inviting curb appeal and charming front porch set the tone. Inside, the bright and open main floor is enhanced by large southeast-facing windows that flood the home with natural light. The spacious layout offers a seamless flow between the living room, kitchen, and a separate dining area a rare and highly functional feature for both everyday living and entertaining. The kitchen is the heart of the home, complete with white cabinetry, stainless steel appliances, and a large central island that provides ample prep space and casual seating. Vinyl plank flooring throughout the main level adds durability and style, while a convenient 2-piece powder room completes the space. Upstairs, you will find three bedrooms, including a comfortable primary retreat featuring a walk-in closet and private 3-piece ensuite. The added convenience of upper-level laundry makes daily living effortless. Plush carpeting throughout the upper level adds warmth and comfort. One of the standout features of this property is the exceptional outdoor space. Situated on a corner lot, the home offers a huge yard with over 400 sq ft of patio and play space, plus additional room along the side perfect for families, pets, or entertaining. There is even extra parking space ideal for an RV or boat, a rare bonus in this type of property. At the rear, you will find the incredible detached triple-car garage, complete with 10' ceilings, heavy insulation, and attic storage, making it ideal for vehicles,

hobbies, or additional storage needs. Additional features include air conditioning, smart storage upgrades throughout, and an unfinished basement offering endless potential to customize to your needs. Located in the award-winning community of Mahogany, residents enjoy access to Calgary's largest freshwater lake, beaches, parks, and extensive walking paths. The vibrant Mahogany Village Market offers shopping, restaurants, caf e's, and everyday amenities, while nearby schools and easy access to major routes make this an ideal location for families and commuters alike. This is a rare opportunity to own a bright, functional home with exceptional outdoor space and an unbeatable garage in one of Calgary's most desirable lake communities. Don't miss your chance to see this one today.