

\$619,900 - 755 Mahogany Boulevard Se, Calgary

MLS® #A2111355

\$619,900

4 Bedroom, 4.00 Bathroom, 1,485 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Welcome to your new home located in the sought after lake community of Mahogany. This excellently maintained semi detached home features one of the most beautiful views in the community facing west towards the wetlands. Enjoy your evening beverage as you watch the sunset and the many aquatic birds that frequent this area year round. This charming, fully builder finished, home offers a lake house design and decor with calming aqua color scheme, craftsman beaded panel cabinetry, gorgeous granite counters and white washed oak laminate flooring. The serene feel of a getaway with the convenience of modern finishing. The upgraded kitchen is equipped with stainless steel KitchenAid appliances, an oversized island and two large pantries with a spacious dining room perfect for entertaining guests. Large windows in every room allow an abundance of light, creating a warm and inviting atmosphere throughout the home. Stay warm in the cooler months with a beautiful floor to ceiling tiled fireplace in the living room and cool during the warmer months with the convenience of air conditioning. The upstairs features a primary suite large enough for king size furniture with an upgraded ensuite, two additional bedrooms, a spacious 4 piece main bath and a laundry room (currently, laundry is in the basement so there are 2 laundry hook up locations). The basement is fully finished with a sizable bedroom, center living space, under the stairs storage a large 4 pc bath and a



combination storage/furnace/laundry room. Enjoy outdoor living with a massive rear deck perfect for entertaining or a small front deck offers breathtaking views of the wetlands. All this combined with ultra low maintenance landscaping so you can spend your weekends unwinding rather than doing yard work. The property includes a detached double car garage and back lane providing secure parking and additional storage. Conveniently situated in the desirable community of Mahogany, this property offers easy access to public transportation, making commuting a breeze. Two schools are located within a 5 minute walk making this a perfect location for young families. A variety of shops, restaurants and entertainment are a short distance away, not to mention a quick 8 minute walk to the beautiful Mahogany West Beach. Don't miss the chance to own this stunning home. Schedule a viewing today to experience the charm this property has to offer!

Built in 2016

Essential Information

MLS® #	A2111355
Price	\$619,900
Sold Price	\$635,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,485
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	755 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2G9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
Waterfront	See Remarks

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Environmental Reserve, Landscaped, Wetlands
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 11th, 2024
Days on Market	11
Zoning	R-2M

HOA Fees	570.03
HOA Fees Freq.	ANN

Listing Details

Listing Office	Ally Realty
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