

\$589,900 - 1009 Mahogany Boulevard Se, Calgary

MLS® #A2121902

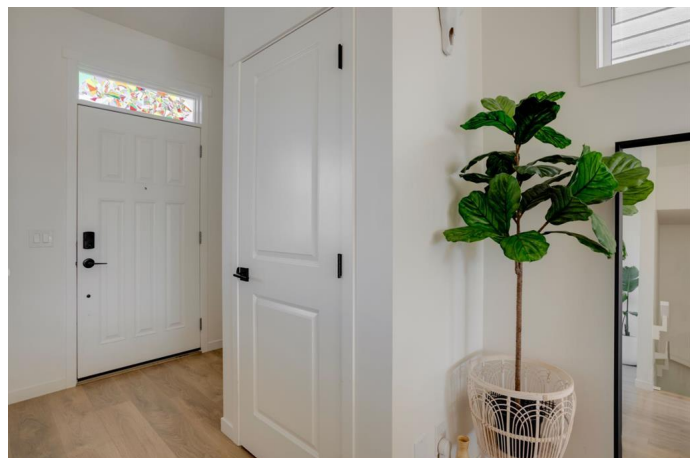
\$589,900

3 Bedroom, 4.00 Bathroom, 1,303 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Welcome to this stunning semi-detached home in the desirable Lake community of Mahogany, offering 1,806 square feet of beautifully finished living space. As you step inside, you'll be greeted by luxury vinyl plank flooring that flows seamlessly throughout the open-concept main floor, bathed in natural light. The heart of the home boasts an upgraded kitchen with extended height white shaker cabinetry, a large single-bowl stainless steel sink and an impressive stainless steel appliance package including a gas range, hood fan and built-in microwave. The central dining area comfortably accommodates a large table, while the adjacent breakfast nook is perfect for casual dining with barstools. Step through the sliding patio doors to discover the low-maintenance backyard oasis featuring an oversized deck and a poured concrete parking pad - ready for your future garage. Upstairs, dual primary bedrooms each offer walk-in closets and private ensuite bathrooms, with the convenience of laundry facilities on the same level. The professionally finished basement by the builder enhances the home with a spacious bedroom, a full 4-piece bathroom and a large rec room ideal for entertaining or spending time with family. Ample storage is provided in the generous utility room. Additional upgrades include upgraded black hardware throughout, an open spindle railing staircase and a gas line for your BBQ needs. Situated in a prime location, you'll enjoy quick access to Mahogany Beach Club,



the serene wetlands and a wealth of amenities at Westman Village and Mahogany Plaza. Rangeview Blvd provides easy connectivity to surrounding areas. Don't miss the opportunity to call this meticulously upgraded and conveniently located property your new home!

Built in 2020

Essential Information

MLS® #	A2121902
Price	\$589,900
Sold Price	\$589,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,303
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1009 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E4

Amenities

Amenities	Beach Access, Clubhouse, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room
Parking Spaces	2
Parking	Alley Access, Concrete Driveway, On Street, Parking Pad, Side By Side

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	June 3rd, 2024
Days on Market	53
Zoning	R-2M
HOA Fees	570.03
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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