

\$599,000 - 655 Mahogany Boulevard Se, Calgary

MLS® #A2122429

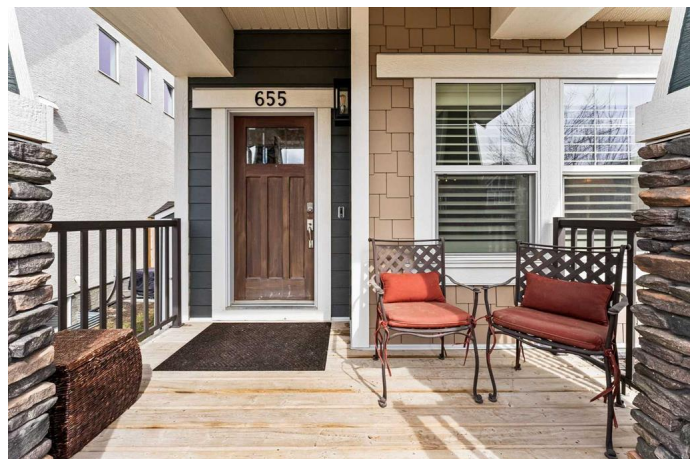
\$599,000

4 Bedroom, 4.00 Bathroom, 1,286 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

This home has everything you have been looking for! Starting with the fact that it's in the most sought after lake community of S.E. Calgary! You'll be able to create and enjoy many memories with your family and new found friends at the beach side of Mahogany Lake! Living here, you'll appreciate the list of benefits this home has to offer! starting with being able to relax and enjoy over 1820 sq ft of developed living space on all 3 finished levels, providing 3 bedrooms up and one good size bedroom downstairs. Your south exposed, sun drenched veranda is one of many perks to point out once you approach the home. Upon entering you'll notice the open layout of the main floor which offers 9ft ceilings, Vinyl plank flooring, window shutter blinds and wired surround sound in the living room including ceiling speakers. What kitchen shouldn't have quartz counters, and upgraded, dark kitchen sink, stainless steel appliances (with option to upgrade to gas) and wall to ceiling soft closing cupboards! The consistency of the home continues in the basement with 9 ft ceilings once again, wired surround sound, vinyl plank flooring and a 4 piece bath right next to the 4th bedroom with large closet and window. This downstairs space is perfect for a teenager or anyone else who desires their own space. A few of the utility items to list are the Kinetico water, softener, AIR CONDITIONING and central vacuum system. The home is also equipped with smart home surveillance and monitoring



through Telus with the multiple alarm control panels, door bell camera, smart locks and NEST thermostat. To unwind and finish things off, don't forget about the back yard space that is yours to decorate and create into your own personal oasis in case you don't have the energy to take in the amenities at the lake. Let's not forget about Mahogany's extensive pathway system to get outdoors for an active lifestyle or even just an evening stroll. Invite over friends and family for a summer BBQ and enjoy the inspired outdoor space with exposed aggregate concrete & patio stones and even the convenience of the gas line to a BBQ or patio heater. Last but not least, come home at the end of your day and enjoy the security and peace of mind pulling into your double detached garage on the paved alley way. Don't miss out on the opportunity to call this place HOME!

Built in 2014

Essential Information

MLS® #	A2122429
Price	\$599,000
Sold Price	\$620,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,286
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	655 Mahogany Boulevard Se
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Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L2

Amenities

Amenities	Beach Access, Clubhouse, Racquet Courts
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Water Softener
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Permeable Paving
Lot Description	Close to Clubhouse, Low Maintenance Landscape, Paved
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Mixed, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 24th, 2024
Days on Market	6
Zoning	R-2M
HOA Fees	570.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
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