

\$849,900 - 456 Mahogany Boulevard Se, Calgary

MLS® #A2128160

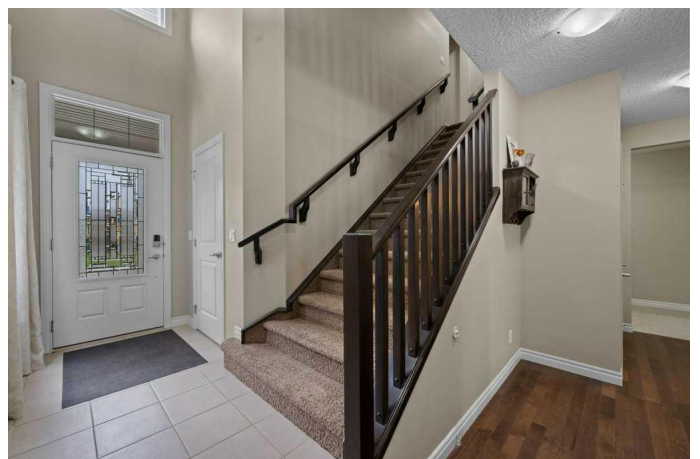
\$849,900

4 Bedroom, 4.00 Bathroom, 2,464 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Welcome to luxury lake living in the esteemed community of Mahogany. Boasting over 3100sq feet of living space, Double attached garage, and nestled within walking distance to the Wetlands, schools and shopping, this home is a must see! As you step into this immaculate property, you're greeted by a spacious foyer and a convenient mudroom. The modern open concept layout features an wonderful office space, 2pc bathroom, stunning kitchen with massive island, granite countertops, and stainless steel appliances. The adjacent dining area opens up to a private deck and landscaped backyard, perfect for outdoor entertaining. Cozy up in the living room next to the gas fireplace, creating a warm ambiance for gatherings. Venture upstairs to discover a spacious bonus room, offering additional flexible living space for relaxation or entertainment. Three generously sized bedrooms await, each equipped with its own walk-in closet. The primary bedroom is a true retreat, featuring an amazing 5-piece ensuite with a luxurious soaker tub, providing the ultimate in relaxation and comfort. A convenient 4-piece bathroom and laundry room complete this level. The fully developed basement adds another dimension to this exceptional property, featuring a large recreation room, fourth bedroom, a sleek wet bar, a storage room, and additional 4-piece bathroom. The tastefully designed living space is perfect for hosting guests or enjoying family movie nights. Outside, you will find a



beautifully landscaped backyard, with large deck and gazebo area as well as a dedicated area for a trampoline. Underground sprinklers ensure effortless lawn maintenance. This remarkable property offers more than just a beautiful home—it provides exclusive access to Mahogany's pristine lake, offering year-round recreation opportunities such as swimming, kayaking, and leisurely walks along the waterfront. Conveniently located shopping, parks and fine dining complete this incredible community. Some of the amazing schools include, Divine Mercy Catholic Elementary School & Mahogany School. Don't miss this opportunity to make this fantastic home yours!

Built in 2012

Essential Information

MLS® #	A2128160
Price	\$849,900
Sold Price	\$820,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,464
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	456 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3M 1M9
Amenities	
Amenities	Beach Access, Park, Parking, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Oversized

Interior	
Interior Features	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior	
Exterior Features	Private Yard
Lot Description	Back Yard, Gazebo, Front Yard, Landscaped, Underground Sprinklers, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information	
Date Listed	May 10th, 2024
Date Sold	July 26th, 2024
Days on Market	78
Zoning	R-1N
HOA Fees	561.61
HOA Fees Freq.	ANN

Listing Details

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