

\$799,000 - 328 Mahogany Boulevard Se, Calgary

MLS® #A2141567

\$799,000

3 Bedroom, 3.00 Bathroom, 2,464 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

**** OPEN HOUSE THIS SUNDAY AUGUST 25TH 12:00noon - 3:00PM**** LAKE LIVING | BONUS ROOM | 9 FOOT CEILINGS | HIGH EFFICIENT | HUGE OVERSIZED GARAGE | QUIET PRIVATE BACKYARD | NEWER HARDWOOD FLOORS | 5-PIECE ENSUITE | Imagine waking up in the heart of Mahogany, a vibrant lake community known for its unparalleled amenities and close-knit neighborhood feel. This stunning 2,463 sqft, 2-storey family home greets you each morning with warmth and elegance. As you walk through the front door, the gleaming newer hardwood floors catch your eye, leading you into an open-concept living space designed for both relaxation and entertainment. The kitchen, a haven for any cooking enthusiast, is equipped with high-end stainless steel appliances and a spacious island perfect for morning breakfasts or evening gatherings. The adjoining dining area and living room, complete with a cozy gas fireplace, create a seamless flow that makes hosting friends and family a joy. Finishing the main is a 1/2 bath and the convenient main floor laundry room. Upstairs, your sanctuary awaits. The primary bedroom offers a peaceful retreat, complete with a spacious walk-in closet and a luxurious 5-piece ensuite bathroom featuring convenient dual sinks, a massive soaking tub, and a separate shower with double shower heads and corner seat. The two additional bedrooms are generously sized, ideal for children or guests next to the 4-piece main bathroom and



massive walk-in linen closet. Next is the versatile mid-floorplan bonus room providing the perfect space for a home office, playroom, or media center and access to the upper balcony with the possibility of adding up to 2 more bedrooms. The oversized attached double garage offers ample storage and keeps your vehicles safe from the elements. Step outside into your private backyard, a secure and inviting space for children and pets to play complete with a custom gazebo. Picture summer barbecues and evening gatherings with friends, all while enjoying the beauty and serenity of your surroundings. Living in Mahogany means more than just a beautiful home. It means access to exclusive amenities like a private lake, beach clubs, parks, and walking trails. Weekends are filled with family outings to the beach, leisurely strolls around the lake, and exploring the vibrant community events. Every detail of this home has been thoughtfully designed to offer both luxury and convenience. From the high-efficiency dual furnaces with an air exchanger ensuring your home is always comfortable, to the unfinished basement ready for your personal touch where you can add at least 2 more bedrooms and huge games room, this house is more than just a place to live—it's a place to thrive. Welcome to your dream home in Mahogany, where every day feels like a vacation and convenience is at your doorstep.

Built in 2012

Essential Information

MLS® #	A2141567
Price	\$799,000
Sold Price	\$780,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,464
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	328 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1M5

Amenities

Amenities	Beach Access, Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized, See Remarks

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line, Rain Gutters
Lot Description	Back Yard, Gazebo, Front Yard, Lawn, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	September 6th, 2024
Days on Market	84
Zoning	R-1N
HOA Fees	560.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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