

\$679,900 - 551 Mahogany Boulevard Se, Calgary

MLS® #A2163631

\$679,900

3 Bedroom, 4.00 Bathroom, 1,668 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE SAT/SUN 12 - 5 PM MOVE-IN READY! Check out the virtual tour. ONE OF KIND LOCATION by the Wetlands and Rock Park/Playground. Welcome to this bright 3-bedroom, 3.5-bath home with 3 separate living areas and a generous 2349 SF of usable space. This professionally decorated customized home shows the pride of ownership. As you enter the house, the front porch has a lovely unobstructed view of the beautiful wetlands and park/playground. There is a fiberglass door, phantom doors (front and back), and keyless entry (in all locations). The upgraded extra windows on the corner unit allow natural light to enter the open-concept layout with stunning hardwood flooring. At the same time, music plays throughout the home with the built-in Sonos system. The living room has a modern black fireplace, and the dining/kitchen area has upgraded lighting. The classic white kitchen is functional with its quartz counters, stainless steel appliances (including a gas stove with electric convection for baking), tons of storage with pot drawers, and even a beverage wine fridge in the island. Custom wallpaper and mirrors are throughout the home, and as you head up the open spindle staircase to the bonus room, you will see the park across the street. Upstairs, there are two extra-large double master bedrooms with walk-in closets. The primary ensuite has a custom large walk-in tiled shower, a deep soaker tub, and dual sinks. Heading downstairs, you see a 3rd family room with



another modern but electric fireplace. A 3 piece bathroom compliments this area with the 3rd large bedroom and storage areas. Structurally and mechanically, you have everything you could ever want, from the 50-gallon HWT, oversized air conditioning (2.5 tons), high-efficiency furnace, stone, stucco, and James Hardie board exterior. The front and rear yards are impressive, with exceptional landscaping, shrubs, flowers, and garden boxes. You can step onto the 10'x20' rear deck with a privacy screen to the second entertaining area and a third space below for an outside dining table. Grow your fruits and vegetables to take to the lake! Your home is gorgeous, with Gemstone lighting at night (no more putting up Christmas lights), and someone could open up the private corner lot to store an RV or other toys. It is conveniently located close to public transportation and a bus stop, making it easy to get around. Mahogany is a top lake community close to all amenities, South Health Hospital, and schools. Plus, a paved rear lane leads to the insulated double garage! You will not find a better-designed and quality home. See this superb home and move in now!

Built in 2015

Essential Information

MLS® #	A2163631
Price	\$679,900
Sold Price	\$695,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,668
Acres	0.09
Year Built	2015

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	551 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1X7

Amenities

Amenities	Beach Access, Clubhouse, Dog Park, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Utilities	Cable Available, DSL Available, Fiber Optics Available, Garbage Collection, High Speed Internet Available
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Paved, Rear Drive, RV Access/Parking
Waterfront	Lake Privileges

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Decorative, Electric, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Playground, Private Entrance, Private Yard,
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	Storage, Uncovered Courtyard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Environmental Reserve, Fruit Trees/Shrub(s), Few Trees, Front Yard, Garden, Landscaped, Yard Lights, Paved, Wetlands
Roof	Asphalt
Construction	Cement Fiber Board, Concrete, Manufactured Floor Joist, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2024
Date Sold	September 26th, 2024
Days on Market	16
Zoning	R-2M
HOA Fees	586.32
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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