

# \$634,900 - 575 Mahogany Boulevard Se, Calgary

MLS® #A2236104

**\$634,900**

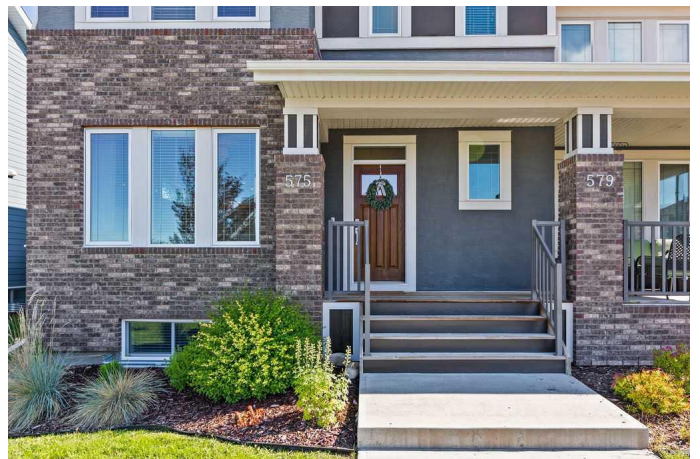
4 Bedroom, 4.00 Bathroom, 1,368 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Open House Saturday July 5, 12:00-2:00pm

Welcome to this stunning semi detached home in Calgary's award winning lake community of Mahogany! Showcasing over 2,000 sq.ft. of beautifully finished living space, 4 bedrooms, 3.5 bathrooms, central A/C and an oversized double garage, this home perfectly blends elegance and functionality! Stepping inside the main floor you'll notice the warm hardwood flooring underfoot while the generous 9 ft ceilings and neutral paint tones help create a bright and airy environment that is complimented nicely with contrasting high end fixtures. The open-concept kitchen is sure to impress with its timeless white shaker cabinetry, stainless steel appliances, upgraded beverage centre and a large eat up island with quartz countertops that carry throughout the home! Just off the kitchen you'll find the home's half bath, the dining area and the main living room which is anchored by the luxury marble gas fireplace showcasing views of the 74 acre wetlands with biking and walking trails! Heading to the top floor you'll find 3 spacious bedrooms, including a primary suite with a large double vanity and generous closet space. Large windows frame tranquil views of the wetlands, adding a touch of nature to your daily routine. The fully finished basement offers even more versatility, with an additional



bedroom, highlighting its own full ensuite finished to a high spec and laundry area just down the hall. The generous family room offers flexibility as a kids play area or just a great spot to kick back and enjoy a movie night with the family! The home's mechanical has seen upgrades also in the form of a central A/C keeping the entire home cool all summer long, water softener system and roughed in central vac!

The oversized 21 X 24 double garage is accessed through the paved back lane, and offers 40 amp service while the backyard is a private retreat featuring stamped concrete landscaping and mature trees for added privacy.

With high-end finishes throughout, Calgary's largest private lake, and the many amenities of Mahogany just steps away, this home offers the total package. Call today to book your private showing!

Built in 2014

### **Essential Information**

MLS® #	A2236104
Price	\$634,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,368
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	575 Mahogany Boulevard Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1X8

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	9
Zoning	R-2M

HOA Fees 582  
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**Listing Details**

Listing Office Boutique Real Estate Group Inc.

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