



# 1073 Mahogany Boulevard Calgary Alberta

\$690,000

Welcome to the modern oasis living in the heart of Mahogany's sought-after SE lake community - voted #1 community in all of Calgary. This exquisite home offers over 1740 sq. ft. of thoughtfully designed living space, featuring a total of 3 bedrooms, 1 Flex room and 2.5 bathrooms, plus plenty of high-end upgrades throughout. The opportunity to develop the basement to 2488 sq.ft is also possible with an additional separated entrance and 2 additional rooms with ensuites are possible. Step inside to discover an open-concept main floor with 10 foot ceilings that create an airy, spacious feel. The gourmet kitchen is a chef's dream, complete with a large island, ceiling-height cabinets, and stainless steel appliances—including a built-in microwave and a sleek chimney hood fan paired with gas range burners. The pantry opens with 8 foot doors in height in a French door configuration. A generously sized walk-in pantry offers ample storage, making it easy to keep your kitchen organized and clutter-free. Additionally, there is a large kitchen island with generous cabinet and storage space, paired with the cabinet and pots and pans drawers provide lots of storage. The main floor also boasts a convenient half bathroom and a unique Flexroom - offers a variety of living configurations; for the Grand Piano, dual office, bunk bed room, exercise / yoga room or an entertainment room. Outside, the backyard is prepped for summer fun, offering the perfect space for relaxation or hosting your next BBQ. The back are also can park 2 full sized vehicles and also is a nicely asphalt paved lane. Upstairs, enjoy a central bonus room that adds versatility to the home, along with a master suite featuring a spacious walk-in closet and a luxurious 4-piece bathroom. Two additional bedrooms provide ample space for family, guests, or a home office, and a full 3-piece bathroom ensures comfort for a...

Bedroom 10.67 Ft x 10.17 Ft

Dining room 9.50 Ft x 12.75 Ft

Living room 12.17 Ft x 12.75 Ft

Kitchen 13.17 Ft x 15.17 Ft

Other 6.83 Ft x 9.25 Ft

Pantry 5.42 Ft x 2.58 Ft

2pc Bathroom Measurements not available

Primary Bedroom 14.25 Ft x 12.75 Ft

Bedroom 9.58 Ft x 9.33 Ft

Bedroom 9.58 Ft x 9.33 Ft

Family room 10.17 Ft x 9.17 Ft

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom Measurements not available

Laundry room 6.92 Ft x 5.92 Ft

Listing Presented By:



Originally Listed by:

ComFree



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca