



## 135 Mahogany Parade Calgary Alberta

\$439,500

Located in Calgary's premier lake community, this two-storey home features a seamless open layout that integrates the kitchen, dining, and living areas, perfect for everyday life and entertaining. The kitchen has stainless steel appliances and an island with quartz countertops. Upstairs, you'll find two generously sized bedrooms with ensuite bathrooms and large closets, offering privacy and convenience. The upper floor also includes a laundry area, adding to the home's practicality. Superior insulation, exceeding building code by 40%, ensures that ZEN homes are quieter, more durable, and warmer than traditionally built homes. The house also includes a Fresh Air System (HRV) for improved indoor air quality and energy-efficient features like double-coated, triple-pane windows and extra insulation. Experience this ZEN townhome's ultimate blend of comfort, modern living, and close lakeside lifestyle.. Photos are representative. (id:6769)

Living room 10.67 Ft x 11.67 Ft

Dining room 10.50 Ft x 13.00 Ft

2pc Bathroom Measurements not available

4pc Bathroom .00 Ft x .00 Ft

Bedroom 14.25 Ft x 11.25 Ft

4pc Bathroom Measurements not available

Bedroom 12.00 Ft x 10.00 Ft

Listing Presented By:



Originally Listed by:  
Bode



See

**Mirror**

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

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