



## 297 Mahogany Boulevard Calgary Alberta

\$518,000

2 MASTER BEDROOMS | 2 1/2 BATHROOMS | 3 STOREY | 1,805 SQFT OF LIVING SPACE | DOUBLE ATTACHED GARAGE | Welcome to this beautifully decorated and immaculately maintained home in the family friendly community of Mahogany. This home features central air conditioning, an abundance of storage space and upgraded lighting throughout. As you enter the home you will be impressed with the spacious living room with a large south facing window overlooking the the wetlands and allowing an abundance of natural light into the space. Just steps away, enjoy your dining room opening onto the kitchen with access to the balcony with natural gas hookup. The kitchen features quartz countertops, a convenient breakfast bar, brand new microwave hood fan and plenty of counter and cabinet space. Enjoy the convenience of the kitchen cupboard/pantry with an appliance service station and feature stationary barn doors. You will also enjoy the upgraded dual blinds with black out shades and 2-piece bathroom on the main level. As you head upstairs, you will be impressed with the convenient crawl space storage area just off the landing. Once on the upper level, you are welcomed to two stunning master bedrooms both equipped with their own ensuites and walk-in closets for convenience. Relax in the primary bedroom with 4-piece ensuite bathroom or enjoy the second bedroom with custom textured wallpaper throughout, adding an elegant touch to the room. Additionally, you will enjoy the convenient laundry room on the upper level. The lower level features an open are to use as an office, large storage room and mudroom for ease when entering from the double attached heated garage. Enjoy all that this home has to offer as well as the many amenities that Mahogany has to offer including lake access, beach club, and recreation facilities. The home is conveniently located across the street from an elementary school...

Foyer 6.42 Ft x 3.67 Ft  
Office 12.17 Ft x 9.67 Ft  
Other 6.50 Ft x 7.33 Ft  
Furnace 8.58 Ft x 6.83 Ft  
Living room 12.42 Ft x 20.58 Ft

Primary Bedroom 11.92 Ft x 17.42 Ft  
Other 9.17 Ft x 4.67 Ft  
4pc Bathroom 6.75 Ft x 8.08 Ft  
Bedroom 12.25 Ft x 14.67 Ft  
Other 6.42 Ft x 4.75 Ft

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Listing Presented By:



Originally Listed by:  
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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Dining room 9.83 Ft x 12.00 Ft

Kitchen 9.00 Ft x 12.83 Ft

2pc Bathroom 5.50 Ft x 4.67 Ft

Storage 6.42 Ft x 4.83 Ft

3pc Bathroom 8.00 Ft x 4.83 Ft

Laundry room 6.75 Ft x 8.08 Ft

Hall 10.58 Ft x 4.08 Ft