



## 1011 Mahogany Boulevard Calgary Alberta

\$599,900

*\*Watch the video\** Modern, Elegant, & Spacious - Welcome Home! This stunning semi-detached showstopper in the heart of Mahogany is guaranteed to leave you saying WOW! If you've ever dreamed of enjoying the beach life, look no further because Mahogany has it all! Offering a lifestyle like no other, this home puts you steps away from Mahogany's incredible amenities, including walking paths, biking trails, green spaces, and of course, the vibrant beach life this sought-after community is known for. Over 1300 SQFT | West Facing | Famous Ekko Floor Plan by Hopewell Residential | 3 Spacious Bedrooms | Stunning Kitchen | Double Garage. From the moment you arrive, the appealing brick exterior sets the tone for the modern elegance found inside. Upon entering, you'll find a cozy sun-kissed west facing living room bringing tons of natural light all day long. Adjacent to the living room is the spacious dining area with extra windows which can easily accommodate a 6-8 seater. The chef's kitchen is truly a masterpiece, featuring quartz countertops, a chic backsplash, stainless steel appliances, full-height cabinetry, a center island with additional storage, and a pantry - all designed to make cooking and entertaining a delight. A versatile nook beside the staircase provides the perfect spot for a bar, work desk, or reading area, adding even more functionality to the main floor. Upstairs, you'll find three spacious bedrooms, a convenient stacked laundry setup, and two well-appointed bathrooms. The sunlit primary suite easily accommodates a king-sized bed and includes a walk-in closet and private ensuite with a modern standing shower. Two additional bedrooms overlook the backyard and share a full bathroom, making this level ideal for families. The undeveloped basement is a blank canvas, ready for your creative vision - whether you dream of a home theater, gym, or extra living space...

3pc Bathroom 5.67 Ft x 8.25 Ft

3pc Bathroom 4.92 Ft x 7.92 Ft

Bedroom 8.50 Ft x 10.67 Ft

Bedroom 8.17 Ft x 13.25 Ft

Primary Bedroom 11.08 Ft x 11.58 Ft

2pc Bathroom 4.58 Ft x 5.17 Ft

Dining room 13.25 Ft x 11.92 Ft

Kitchen 16.58 Ft x 13.83 Ft

Living room 11.08 Ft x 11.58 Ft

Listing Presented By:



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