



**\*\*LAKE LIVING\*\***  
**\*\*CORNER LOT\*\***  
**\*\*SIDE ENTRY\*\***



# 1032 Mahogany Boulevard Calgary Alberta

\$569,900

Step into comfort and style with this almost brand new semi-detached home perfectly situated on a desirable corner lot in one of the city's most vibrant lake communities. Designed with modern living in mind, this beautifully updated property offers a bright and welcoming atmosphere throughout. The open-concept layout is enhanced by a fresh, airy color palette and an abundance of natural light pouring through large windows. Contemporary finishes, upgraded flooring, and sleek fixtures add a touch of elegance to every room. Immediately upon entering you know you have arrived to an immaculately and barely lived in home. Luxury vinyl plank seamlessly takes you from the spacious great room with over sized feature window to the designated dining room to casually conclude at the over sized central island featuring beautiful quartz counter tops, sleek stainless steel appliances showcasing a built-in microwave, French door refrigerator with ice and water, dishwasher and upgraded gas range. The classic subway tile frames in the designer hood fan and compliments the capped cabinetry and modern fixtures. An upgraded garbage / recycling pullout adds to your ease of convenience along with a niche work area for a efficiently located hybrid work space. The upper level boasts three sizeable bedrooms, all bright and minimalistic waiting for your wonderful design style, as these original home owners have immaculately maintained and preserved its cleanliness and beauty. All the upper bathrooms feature quartz counters, wood grain vanities and marble style tile. The 2nd floor laundry is ideal for busy families and boats a LG ThinQ washer and dryer where harmony meets efficiency. Custom blinds included along with Central Air, for our hot summer days and the car shelter until you complete your back yard oasis. A separate side entry provides added flexibility – ideal for a future developm...

Living room 12.83 Ft x 12.50 Ft  
 Kitchen 12.00 Ft x 11.50 Ft  
 Dining room 9.00 Ft x 6.33 Ft  
 Foyer 5.67 Ft x 3.83 Ft  
 Other 5.92 Ft x 5.42 Ft  
 2pc Bathroom 5.42 Ft x 5.33 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft  
 Other 6.67 Ft x 3.42 Ft  
 Bedroom 9.25 Ft x 8.83 Ft  
 Bedroom 9.33 Ft x 8.92 Ft  
 Laundry room 3.25 Ft x 3.17 Ft  
 4pc Bathroom 7.75 Ft x 4.83 Ft

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Listing Presented By:



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