



## 135 Mahogany Parade Calgary Alberta

\$418,900

Modern Comfort in Calgary's Premier Lake Community - Welcome to this stylish two-storey townhome in the heart of Calgary's sought-after lake community. Thoughtfully designed for both everyday living and entertaining, the open-concept main floor seamlessly connects the kitchen, dining, and living areas. The modern kitchen has stainless steel appliances, an island with quartz countertops, and plenty of storage. Upstairs, you'll find two spacious bedrooms, each with its own ensuite and generous closet space, offering both privacy and convenience. A dedicated upper-floor laundry area adds to the home's everyday functionality. Built to exceed today's standards, this ZEN home offers 40% more insulation than required by code, resulting in a quieter, warmer, and more energy-efficient living experience. Triple-pane, double-coated windows, a high-efficiency HRV (Fresh Air System), and extra airtight construction improve indoor air quality, durability, and resiliency. 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:



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