



## 415 Mahogany Boulevard Calgary Alberta

\$579,900

Welcome to this well maintained, semi-detached home in the highly sought-after community of Mahogany. Just one block from the schools! This home offers the perfect blend of functional design and lakeside living, featuring 3 bedrooms, 1.5 bathrooms, and a well-planned layout that makes the most of every square foot. The home is move-in ready, boasting a contemporary feel and great condition thanks to thoughtful maintenance over the years. As you enter, you'll be greeted by an open-concept main floor, perfect for both everyday family living and entertaining. The bright and airy living room flows seamlessly into the kitchen & dining areas, creating an inviting space to gather with family and friends. Large windows allow natural light to fill the space, enhancing the home's warm and welcoming atmosphere. The kitchen is functional with granite countertops and large island. There is plenty of storage and counter space for preparing meals. Heading upstairs, you'll find three bedrooms. The primary has a large walk-in closet and offers a peaceful retreat, while the two additional bedrooms are perfect for family, guests, or a home office. The well-appointed 4-piece bathroom is conveniently located on this level, while a separate half-bath on the main floor adds extra convenience for guests. The home also includes an undeveloped basement, featuring 9 foot ceilings offering the opportunity to create additional living space, an extra bedroom and bathroom, or use as storage and laundry, depending on your needs. The backyard is a quiet oasis, with a large deck and a pergola offering a covered cozy outdoor space. A double detached garage provides secure parking and additional storage. Located in Mahogany, one of Calgary's top-rated lake communities, this home places you just steps away from 84 acres of sparkling water and beach—perfect for swimming, kayaking, or simply relaxing ...

Living room 12.00 Ft x 15.00 Ft

Kitchen 8.83 Ft x 13.00 Ft

Dining room 8.83 Ft x 10.42 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 11.00 Ft x 13.00 Ft

Bedroom 9.08 Ft x 9.25 Ft

Bedroom 9.08 Ft x 9.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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