



# 551 Mahogany Boulevard Calgary Alberta

\$679,900

OPEN HOUSE SAT/SUN 12 - 5 PM MOVE-IN READY! Check out the virtual tour. ONE OF KIND LOCATION by the Wetlands and Rock Park/Playground. Welcome to this bright 3-bedroom, 3.5-bath home with 3 separate living areas and a generous 2349 SF of usable space. This professionally decorated customized home shows the pride of ownership. As you enter the house, the front porch has a lovely unobstructed view of the beautiful wetlands and park/playground. There is a fiberglass door, phantom doors (front and back), and keyless entry (in all locations). The upgraded extra windows on the corner unit allow natural light to enter the open-concept layout with stunning hardwood flooring. At the same time, music plays throughout the home with the built-in Sonos system. The living room has a modern black fireplace, and the dining/kitchen area has upgraded lighting. The classic white kitchen is functional with its quartz counters, stainless steel appliances (including a gas stove with electric convection for baking), tons of storage with pot drawers, and even a beverage wine fridge in the island. Custom wallpaper and mirrors are throughout the home, and as you head up the open spindle staircase to the bonus room, you will see the park across the street. Upstairs, there are two extra-large double master bedrooms with walk-in closets. The primary ensuite has a custom large walk-in tiled shower, a deep soaker tub, and dual sinks. Heading downstairs, you see a 3rd family room with another modern but electric fireplace. A 3 piece bathroom compliments this area with the 3rd large bedroom and storage areas. Structurally and mechanically, you have everything you could ever want, from the 50-gallon HWT, oversized air conditioning (2.5 tons), high-efficiency furnace, stone, stucco, and James Hardie board exterior. The front and rear yards are impressive, with exceptional landscaping, shrubs, flower...

Primary Bedroom 12.58 Ft x 13.50 Ft  
 Bedroom 11.67 Ft x 13.50 Ft  
 Bonus Room 12.17 Ft x 13.00 Ft  
 Laundry room 3.67 Ft x 5.25 Ft  
 4pc Bathroom 5.33 Ft x 10.08 Ft  
 5pc Bathroom 5.50 Ft x 12.67 Ft

3pc Bathroom 7.58 Ft x 8.08 Ft  
 Other 3.50 Ft x 5.08 Ft  
 Living room 9.50 Ft x 12.00 Ft  
 Dining room 11.08 Ft x 15.25 Ft  
 Kitchen 11.83 Ft x 12.08 Ft  
 Other 3.50 Ft x 5.08 Ft

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Bedroom 9.42 Ft x 18.08 Ft

2pc Bathroom 4.58 Ft x 5.25 Ft

Family room 13.42 Ft x 14.17 Ft

Other 9.33 Ft x 10.58 Ft

Furnace 9.00 Ft x 9.25 Ft