



## 715 Mahogany Boulevard Calgary Alberta

\$649,900

Welcome to this stunning attached home in the sought-after Mahogany neighbourhood and in a premium location across from wetlands! The moment you step inside, you'll be captivated by the open-floor plan that seamlessly integrates the living room, dining area, and kitchen, all beautifully adorned with rich engineered hardwood floors. The kitchen features sleek granite countertops, a spacious island perfect for meal prep or casual dining, and plenty of cabinet space for all your culinary needs. A convenient half bath is thoughtfully located at the back of the home for guests and easy access. Upstairs, you'll discover two generously sized bedrooms. The primary bedroom is a serene retreat, complete with a luxurious five-piece ensuite, offering both privacy and comfort. The second bedroom serves as a spacious guest room, ideal for hosting friends or family. Additionally, there's a versatile bonus flex room, perfect for a home office or play area, a laundry room for added convenience, and a full bathroom to accommodate your needs. The finished basement enhances your living space with a large flexible area that can be tailored to your lifestyle—whether you envision it as a recreation room, home gym, or additional living space. It also includes a full bathroom and bar area, adding functionality to this versatile space. A potential third bedroom can be added to the lower level, pending required permits and approvals. Other notable features of this exceptional home include Air Conditioning for year-round comfort and upgraded window coverings for both style and privacy. Outside, the large composite deck with glass railings provides a fantastic patio space for relaxing or entertaining, complemented by a spacious lawn area for outdoor activities. The garage is a standout feature, with an epoxy-coated floor and drywall insulation, making it not only visually appealing but also f...

Recreational, Games room 23.33 Ft x 18.00 Ft

Furnace 9.58 Ft x 9.00 Ft

3pc Bathroom 8.25 Ft x 7.92 Ft

Kitchen 12.50 Ft x 12.00 Ft

Dining room 14.75 Ft x 10.00 Ft

Living room 12.00 Ft x 11.50 Ft

2pc Bathroom 5.50 Ft x 4.67 Ft

Family room 13.42 Ft x 12.17 Ft

Laundry room 6.00 Ft x 5.50 Ft

Primary Bedroom 13.50 Ft x 13.00 Ft

Bedroom 13.25 Ft x 11.58 Ft

3pc Bathroom 10.08 Ft x 5.25 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Foyer 9.58 Ft x 9.00 Ft

Other 5.08 Ft x 3.58 Ft

4pc Bathroom 10.00 Ft x 5.25 Ft