



# 981 Mahogany Boulevard Calgary Alberta

\$599,900

This is the one you have been waiting for!! Welcome to this beautifully upgraded JAYMAN BUILT smart home in the lake community of Mahogany. As you enter through the welcoming front porch, you are greeted with an open concept living room with huge west facing TRIPLE GLAZED windows letting in lots of Natural light, moving to the back there is an open concept dining area with more large Windows and beautifully upgraded kitchen with QUARTZ countertops , an extended flush eating bar, upgraded tile backsplash and Stainless steel APPLIANCES including French door refrigerator with water dispenser and icemaker, Glass Top Convection Range, Venmar Chef 30" Hood Fan , Built-in Microwave and Dishwasher. Gorgeous Luxury vinyl plank flooring throughout on this floor. An office nook and half bath complete this level. Moving upstairs there is large master suite with its own ENSUITE and WALK-IN CLOSET, 2 more good size bedrooms, a full 4 piece bath and UPSTAIRS LAUNDRY ROOM complete this floor. Beautiful ROLLER BLINDS adorn all windows and add to the beauty of this home. Moving downstairs you enter in to a professionally finished basement with huge recreation room with a beautiful feature wall and built in electric Fireplace, a bar , 1 good size bedroom and a 4pc Bathroom. This home has 6 SOLAR PANELS installed on the roof, which can lower your electricity bill substantially. Other upgrades include TANKLESS WATER HEATER, MOEN Faucets, Triple Glazed Windows, Canarm Designer Lighting, 10x10 Deck at the back, James Hardie Board Siding, USB Charging Outlet & Touchscreen thermostat, Ring Doorbell Camera , Motion Detection Camera at the back. (id:6769)

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|--|---------------------------------|
| Bedroom 3.88 M x 2.95 M                  | 2pc Bathroom 1.50 M x 1.65 M    |
| Recreational, Games room 5.74 M x 3.74 M | Primary Bedroom 4.01 M x 3.87 M |
| Furnace 5.50 M x 1.96 M                  | Bedroom 2.84 M x 3.35 M         |
| 4pc Bathroom 2.24 M x 1.50 M             | Bedroom 2.86 M x 3.37 M         |
| Living room 4.91 M x 3.94 M              | 4pc Bathroom 1.50 M x 2.84 M    |
| Kitchen 3.68 M x 2.86 M                  | 3pc Bathroom 2.97 M x 1.67 M    |
| Dining room 3.68 M x 3.07 M              | Laundry room 1.52 M x 1.04 M    |

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