

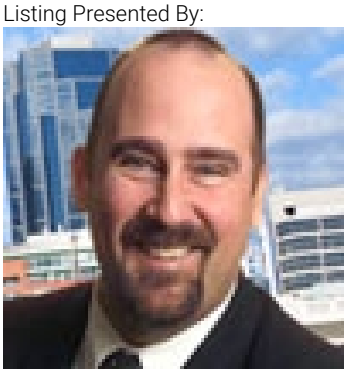
1040 Mahogany Boulevard Calgary Alberta

$700,000

Experience modern living in this beautifully maintained duplex, built in 2023 and located in Calgary's award-winning lake community of Mahogany. Thoughtfully designed with a fully legal 2-bedroom secondary suite, this home offers exceptional versatility for homeowners, investors, or multi-generational families. The bright, open-concept main floor features luxury vinyl plank flooring, soaring ceilings, large windows, and stylish contemporary finishes throughout. A private front office provides the perfect work-from-home space, while the spacious living and dining areas flow effortlessly into the chef-inspired kitchen. Complete with full-height white cabinetry, quartz countertops, a timeless tile backsplash, stainless steel appliances, a pantry, and a large centre island with seating, this kitchen is both functional and elegant. A mudroom and convenient 2-piece powder room complete the main level. Upstairs, the spacious primary suite offers a walk-in closet and a spa-inspired ensuite. Two additional bedrooms, a full bathroom, a versatile bonus room, and an upper-level laundry room provide plenty of space for everyday living. The professionally finished lower level features a fully self-contained legal 2-bedroom, 2-bathroom secondary suite with its own private side entrance, full kitchen, family room, and separate laundry, making it ideal for extended family or guests. Flooring throughout includes luxury vinyl plank, ceramic tile, and carpet, offering a perfect combination of style, comfort, and durability. Mahogany is one of Calgary's premier four-season lake communities, offering residents exclusive access to a private lake, sandy beaches, parks, scenic walking paths, playgrounds, schools, shopping, restaurants, and countless recreational opportunities--all within a vibrant, family-friendly neighbourhood. (id:6769)

Bonus Room 10.17 Ft x 9.17 Ft
Primary Bedroom 14.25 Ft x 12.75 Ft
Other 5.92 Ft x 4.58 Ft
5pc Bathroom 9.08 Ft x 5.92 Ft
Bedroom 9.58 Ft x 9.33 Ft
Other 4.08 Ft x 3.00 Ft
Laundry room 6.33 Ft x 5.17 Ft
Living room 12.42 Ft x 2.67 Ft
Bedroom 9.75 Ft x 9.00 Ft
3pc Bathroom 8.92 Ft x 4.92 Ft
Bedroom 10.17 Ft x 9.50 Ft
Laundry room 4.42 Ft x 3.25 Ft
4pc Bathroom 7.75 Ft x 4.92 Ft
Furnace 10.08 Ft x 5.50 Ft

Listing Presented By:



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4pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 9.58 Ft x 9.25 Ft

Kitchen 16.25 Ft x 5.67 Ft

Living room/Dining room 21.75 Ft x 12.75 Ft

Kitchen 13.33 Ft x 12.17 Ft