

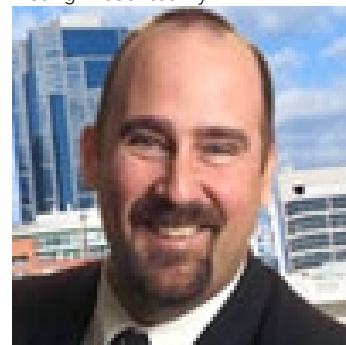


# 1108 Mahogany Boulevard Calgary Alberta

\$735,000

Exceptional Location by the Wetlands and Rock Park/Playground! This bright, elegantly customized home offers 5 bedrooms, 4.5 bathrooms, including a legal 2-bedroom, 2-bathroom basement suite, with a generous 2,366.2 SF of total living space. Perfect for first-time homebuyers or investors seeking a high-quality, income-generating property. Introducing the Hopewell Rayn--a thoughtfully designed home where spacious interiors and a smart floor plan ensure comfortable living. This home features flexible spaces, including a dedicated work-from-home area and a fully finished legal basement suite, providing excellent income potential or accommodation for extended family. It's the perfect blend of affordability and long-term investment. On the main floor, you'll find a full office and tech area, ideal for two potential work-from-home setups. The modern kitchen is equipped with quartz countertops, stainless steel appliances, an electric stove, ample pot drawers for storage, and pot lights for enhanced ambiance. Upstairs, there are two oversized bedrooms, including the primary bedroom with a custom walk-in closet and a luxurious ensuite featuring dual sinks. The builder-finished legal basement further enhances the value of this home, offering a spacious 2-bedroom, 2-bathroom suite complete with a third family room--an excellent option for rental income or multi-generational living. Additional highlights include a 50-gallon hot water tank, a high-efficiency furnace, and a durable exterior made of stone, stucco, and James Hardie board. Located in the highly desirable community of Mahogany, this home is conveniently close to public transportation, schools, South Health Campus Hospital, and top-tier amenities. The rear of the home also includes a gravel parking pad accommodating two vehicles. Don't miss this opportunity to own a beautifully designed, premium home in one of the most sou...

Listing Presented By:



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### RE/MAX Realty Professionals

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Bedroom 9.00 Ft x 10.00 Ft  
4pc Bathroom 7.92 Ft x 4.92 Ft  
Other 9.58 Ft x 7.42 Ft  
Living room/Dining room 10.08 Ft x 10.42 Ft  
Bedroom 8.92 Ft x 9.33 Ft  
3pc Bathroom 5.50 Ft x 5.92 Ft

Living room 12.42 Ft x 11.50 Ft  
Other 4.42 Ft x 5.50 Ft  
2pc Bathroom 4.92 Ft x 5.00 Ft  
Office 5.83 Ft x 5.17 Ft  
Bedroom 10.17 Ft x 8.33 Ft  
Bedroom 10.17 Ft x 8.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Other 7.58 Ft x 5.00 Ft

Den 8.67 Ft x 10.58 Ft

Kitchen 15.42 Ft x 12.17 Ft

Dining room 10.92 Ft x 11.50 Ft

4pc Bathroom 9.08 Ft x 4.92 Ft

Bonus Room 10.25 Ft x 11.75 Ft

Laundry room 6.42 Ft x 4.92 Ft