



1168 Mahogany Boulevard Calgary Alberta

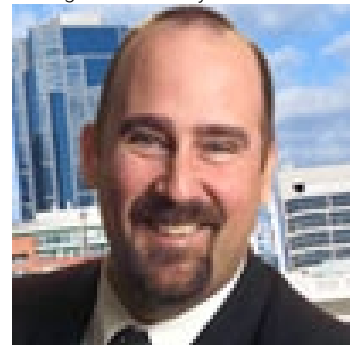
\$574,900

Welcome to this brand-new "Rayn" in Mahogany--a home that blends stylish family living with future flexibility. A separate side entrance offers the option for a private lower-level development or suite down the road (A secondary suite would be subject to approval and permitting by the city/municipality), while the main floor is designed for everyday ease with warm, natural luxury vinyl plank and clean, modern finishes throughout. At the heart of the home, the central kitchen shines with timeless white cabinetry raised to the bulkhead, bright white quartz countertops, and a white marble-style backsplash that wraps the stand-alone chimney hood fan for a seamless, upscale look. Stainless steel appliances and an oversized island make meal prep and casual entertaining effortless. The dining area sits perfectly between kitchen and living--roomy enough for an extended table--while the rear living room enjoys floor-to-ceiling windows and a smart back entry with a 2-piece bath. Just off the kitchen, a versatile flex room adapts to your life (home office, play space, fitness corner), and a raised homework/tech nook overlooks the main floor--organized, functional, and surprisingly fun. Upstairs, a cozy bonus room anchors the level for movie nights or quiet reading. The primary retreat is tucked at the back with an oversized window, a generous walk-in closet, and a chic 4-piece ensuite featuring dual sinks and a full-size shower--finishes you'd expect in a much larger home. Two additional bedrooms are well-proportioned, and the upstairs laundry and linen storage keep day-to-day living simple and tidy. Live the four-season lake lifestyle Mahogany is known for. Centered around Calgary's largest freshwater lake and a 21-acre beachfront, the community offers private resident beaches, swimming, skating, and year-round events. Stroll the scenic wetlands and extensive pathway network...

Living room 12.58 Ft x 11.58 Ft
 Kitchen 15.08 Ft x 8.50 Ft
 Dining room 10.00 Ft x 11.58 Ft
 Other 8.58 Ft x 9.42 Ft
 Office 7.25 Ft x 5.00 Ft
 2pc Bathroom 5.00 Ft x 5.00 Ft

Primary Bedroom 12.00 Ft x 11.75 Ft
 4pc Bathroom 11.58 Ft x 5.00 Ft
 Bedroom 10.17 Ft x 8.42 Ft
 Bedroom 10.17 Ft x 8.25 Ft
 4pc Bathroom 9.00 Ft x 5.00 Ft
 Laundry room 5.00 Ft x 6.50 Ft

Listing Presented By:



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