

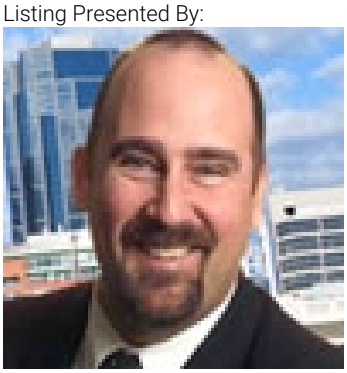
1211 Mahogany Boulevard Calgary Alberta

$674,900

UNBELIEVABLE OPPORTUNITY & A SMART INVESTMENT IN MAHOGANY. This brand-new "Rayn" blends stylish family living with real income potential thanks to a fully developed 2-bedroom, 1-bathroom legal suite with its own private entrance, perfect for rental revenue, extended family, or added flexibility for the future. It's one of the best 2-bedroom legal suite layouts you'll find, with a thoughtful use of space that makes furnishing, living, and renting easy from day one. While this home offers the popular Rayn floor plan, several subtle design changes create a unique and highly functional main-floor layout. Natural vinyl plank flooring and elevated finishes establish a warm, modern feel, while the convenient front flex room offers a bright and inviting space that can adapt to your lifestyle. Whether used as a formal sitting area, home office, playroom, or quiet retreat, it adds valuable flexibility to the home. At the rear, the kitchen becomes the heart of the home, featuring timeless white cabinetry to the bulkhead, a modern backsplash, chimney hood fan, stainless steel appliances, and bright white quartz countertops. A generously sized island provides plenty of room for meal preparation, casual dining, and entertaining. Sliding oversized back windows bring in the breeze on those warm summer days. The central dining and living areas create a natural gathering space between the front living room and rear kitchen. The dining area comfortably accommodates an extended table for family dinners and celebrations, while the central living room offers a welcoming place to relax or entertain. The open flow keeps each area connected while still giving every space its own distinct purpose. A conveniently positioned 2-piece bathroom completes the main level. A raised homework and tech nook overlooking the main floor adds another fun and functional element to the design. It's an ideal...

Living room 13.50 Ft x 12.67 Ft
Dining room 7.92 Ft x 11.50 Ft
Kitchen 11.17 Ft x 16.50 Ft
Other 8.58 Ft x 10.58 Ft
Office 5.83 Ft x 5.08 Ft
2pc Bathroom 4.92 Ft x 5.00 Ft
Bedroom 8.25 Ft x 10.17 Ft
4pc Bathroom 4.92 Ft x 9.08 Ft
Laundry room 4.92 Ft x 6.42 Ft
Bonus Room 11.75 Ft x 12.25 Ft
Living room/Dining room 13.08 Ft x 12.17 Ft
Kitchen 9.25 Ft x 7.42 Ft

Listing Presented By:



Originally Listed by:
Real Broker

http://www.onehouse.ca/

RE/MAX Realty Professionals

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Phone: 403-259-4141
darylcarlson@shaw.ca

Primary Bedroom 11.75 Ft x 12.00 Ft

4pc Bathroom 4.92 Ft x 11.25 Ft

Bedroom 10.17 Ft x 8.42 Ft

Bedroom 9.00 Ft x 10.25 Ft

Bedroom 11.92 Ft x 9.33 Ft

4pc Bathroom 4.92 Ft x 7.92 Ft