



# 1326 Mahogany Boulevard Calgary Alberta

\$539,900

Meet the Zane by Hopewell Residential, loved by all for its open floorplan and flexible bedrooms, this home is designed to nurture memories, connection, and fun. With 1,260 sq. ft. of thoughtfully designed living space, The Zane offers the perfect blend of comfort, function, and everyday style. The bright and welcoming main floor features an open-concept design that creates an airy sense of space while allowing for easy flow between the living spaces. From the front lifestyle room, through the central dining area, and into the spacious rear kitchen, the layout is ideal for both daily living and entertaining. The kitchen is designed to be the heart of the home, offering excellent storage, generous prep space, and a seamless connection to the dining area, making it just as suited to busy weekday mornings as it is to relaxed dinners with friends and family. A convenient rear entry, added storage, and a tucked-away 2-piece bathroom enhance the functionality of the main level. Upstairs, the thoughtful layout continues with a private front primary retreat featuring a walk-in closet and its own 4-piece ensuite, while two additional bedrooms at the back of the home provide flexibility for children, guests, a home office, or creative space. A full 4-piece main bath completes the upper level, offering a well-balanced design for a wide range of lifestyles. Downstairs, the home continues to deliver long-term value with a separate entrance and 9' foundation height, offering exciting flexibility for the future, whether your vision includes additional living space, extended family options, or potential for a future basement suite (subject to approval and permitting by the city/municipality). Set within the award-winning lake community of Mahogany, this home offers far more than beautiful interior living -- it delivers an unmatched lifestyle. Residents enjoy access to Calgary's la...

Living room 12.50 Ft x 11.17 Ft  
 Dining room 9.00 Ft x 10.92 Ft  
 Kitchen 10.92 Ft x 12.08 Ft  
 2pc Bathroom 4.92 Ft x 5.67 Ft  
 Primary Bedroom 11.00 Ft x 11.75 Ft

4pc Bathroom 8.17 Ft x 5.00 Ft  
 Bedroom 9.33 Ft x 8.33 Ft  
 Bedroom 9.50 Ft x 8.33 Ft  
 4pc Bathroom 8.00 Ft x 5.00 Ft

Listing Presented By:



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