

1344 Mahogany Boulevard Calgary Alberta

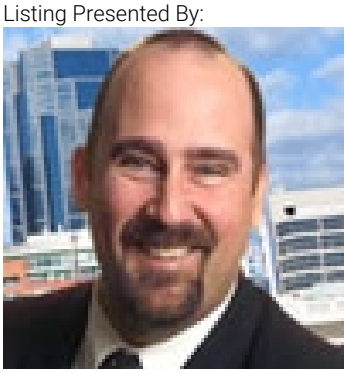
$584,900

Welcome to the brand-new "Joni" floor plan, an intelligently designed semi-detached home combining modern finishes, everyday functionality, and an exceptional location in Mahogany--one of Calgary's most sought-after lake communities. Ideally positioned close to the main beach, Central Park, and the distinctive Ollerenshaw Heritage Ranch, this home offers convenient access to recreation, green space, and the community's many amenities. Inside, soaring 10' ceilings and wide-plank luxury vinyl flooring create an immediate sense of space, while a sophisticated neutral colour palette carries throughout the home. A versatile front flex room provides the perfect setting for a home office, reading area, playroom, or creative space. Beyond, the open-concept living and dining areas offer plenty of room for daily life and entertaining, with large windows, contemporary lighting, crisp white trim, and black metal stair railings adding a polished modern touch. The kitchen is a standout, featuring rich grey shaker-style cabinetry, light quartz countertops, stainless steel appliances, a stand-alone chimney hood fan, glossy tile backsplash, and an oversized centre island with abundant workspace and seating. Extended cabinetry and generous storage help keep everything organized, while a large window above the undermount sink fills the space with natural light. Stylish globe pendant lights complete this bright and beautifully coordinated kitchen. Upstairs, a central bonus room provides a comfortable second living space for movie nights, homework, or relaxing. The spacious primary bedroom offers a generous walk-in closet and a well-appointed 4-piece ensuite featuring a long quartz vanity, dual undermount sinks, extensive cabinetry, contemporary lighting, a tiled floor, and an enclosed shower. Two additional bedrooms, another full 4-piece bathroom, and conveniently located upper-floor ...

Living room 12.17 Ft x 12.75 Ft
Dining room 9.50 Ft x 12.75 Ft
Kitchen 12.33 Ft x 13.25 Ft
Other 10.67 Ft x 10.17 Ft
2pc Bathroom 5.58 Ft x 6.00 Ft
Bonus Room 10.17 Ft x 9.17 Ft

Primary Bedroom 14.25 Ft x 12.75 Ft
5pc Bathroom 5.92 Ft x 14.33 Ft
Bedroom 9.58 Ft x 9.33 Ft
Bedroom 9.58 Ft x 9.33 Ft
4pc Bathroom 8.00 Ft x 5.08 Ft
Laundry room 6.42 Ft x 5.08 Ft

Listing Presented By:



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