

1368 Mahogany Boulevard Calgary Alberta

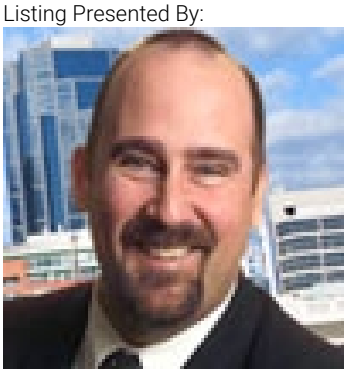
$599,900

Welcome to the "Joni" floor plan, an intelligently designed semi detached home that combines stylish finishes, everyday functionality, and an excellent location in one of Calgary's most desirable lake communities. With easy access to Rangeview Boulevard, commuting in and out of Mahogany is convenient, while the extensive amenities of Seton and the South Health Campus are only minutes away. Inside, the main floor makes an immediate impression with soaring 10 foot ceilings, wide plank luxury vinyl flooring, and a bright, airy layout that feels both elevated and inviting. At the front of the home, a versatile flex room offers the perfect space for a home office, reading area, playroom, or creative studio, allowing the home to adapt easily to your lifestyle. Toward the rear, the floor plan opens into a spacious main living area where the kitchen, dining room, and living room connect seamlessly. Designed for comfortable daily living and effortless entertaining, this welcoming space provides plenty of room for family meals, relaxed evenings, and gatherings with friends. The kitchen serves as the heart of the home, showcasing raised cabinetry, quartz countertops, stainless steel appliances, a stand alone chimney hood fan, a modern tile backsplash, and a large central island that provides both style and practical workspace. Upstairs, a central bonus room offers valuable additional living space and is ideal for movie nights, a children's play area, or a comfortable place to unwind. The primary bedroom provides a peaceful retreat with a generous walk in closet and a spa inspired 4 piece ensuite. Two additional bedrooms, another full 4 piece bathroom, and conveniently located upper floor laundry complete this thoughtfully planned level. The unfinished basement provides excellent potential for future development, giving you the flexibility to create additional living space tai...

Living room 12.17 Ft x 12.75 Ft
Dining room 9.50 Ft x 12.75 Ft
Kitchen 13.08 Ft x 12.17 Ft
Other 10.67 Ft x 10.17 Ft
2pc Bathroom 5.58 Ft x 6.00 Ft
Bonus Room 10.17 Ft x 9.08 Ft

Primary Bedroom 14.33 Ft x 12.75 Ft
4pc Bathroom 9.17 Ft x 5.92 Ft
Bedroom 9.58 Ft x 9.42 Ft
Bedroom 9.58 Ft x 9.25 Ft
4pc Bathroom 8.00 Ft x 4.92 Ft
Laundry room 6.42 Ft x 5.25 Ft

Listing Presented By:



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