

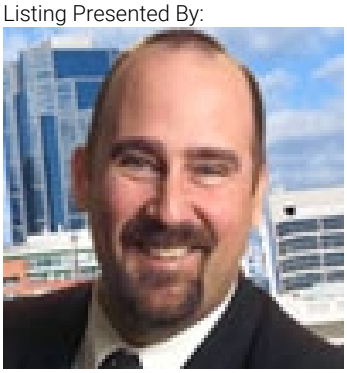
345 Mahogany Boulevard Calgary Alberta

$549,900

From cozy evenings by the fireplace to year-round activities in Mahogany's vibrant lake community, this four-bedroom home offers the perfect balance of comfort, space and lifestyle. Featuring 3.5 bathrooms, a fully developed basement, double detached garage and a private backyard, this well-maintained semi-detached home is designed for comfortable everyday living.The bright, open-concept main floor features hardwood flooring, large windows and a welcoming living room centred around a gas fireplace. The adjoining dining area flows naturally into the kitchen, where granite countertops, stainless steel appliances, a breakfast bar and a generous pantry provide everything needed for busy mornings, family meals and entertaining. A convenient two-piece powder room and rear mudroom complete the main level.Upstairs, the spacious primary bedroom offers a comfortable retreat with a walk-in closet and private four-piece ensuite. Two additional bedrooms and a full four-piece bathroom provide flexibility for growing families, guests or a dedicated home office.The fully developed basement adds valuable living space with a generous recreation room, fourth bedroom and another four-piece bathroom. Whether used as a family movie room, a space for teenagers or an additional area to relax and unwind, this level offers plenty of options. Laundry, storage and utility areas complete the lower level.Outside, the fenced backyard features a grassy area, garden beds and a raised deck, creating a great space to relax, entertain or enjoy Calgary's warmer months. The double detached garage provides secure parking and additional storage. Fresh interior paint completed in 2026 adds to the home's move-in-ready appeal.Located in the vibrant community of Mahogany, residents enjoy access to the lake, beaches, parks, pathways and year-round recreational activities. Schools, playgrounds, shopping, resta...

Recreational, Games room 17.92 Ft x 12.17 Ft
Bedroom 13.58 Ft x 10.33 Ft
4pc Bathroom 10.58 Ft x 4.83 Ft
Furnace 7.42 Ft x 6.92 Ft
Living room 12.83 Ft x 20.58 Ft
Kitchen 14.75 Ft x 14.50 Ft
2pc Bathroom 4.67 Ft x 4.33 Ft
Primary Bedroom 13.33 Ft x 12.00 Ft
4pc Bathroom 11.25 Ft x 4.92 Ft
Bedroom 10.00 Ft x 8.92 Ft
Bedroom 9.50 Ft x 9.50 Ft
4pc Bathroom 9.00 Ft x 7.58 Ft

Listing Presented By:



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