

**150 Mahogany Boulevard SE**  
**Calgary, Alberta**

**MLS # A2301244**



**\$569,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,419 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

WELCOME TO THIS BEAUTIFUL END-UNIT TOWNHOUSE WITH DOUBLE GARAGE OFFERING OVER 2000 SQ.FT OF DEVELOPED LIVING SPACE in the DESIRABLE LAKE COMMUNITY OF MAHOGANY. This SPACIOUS 3 BEDROOM, 2.5 BATHROOM HOME is perfect for families or those seeking extra room to grow. The main floor features a BRIGHT OPEN-CONCEPT LAYOUT with durable TILE FLOORING throughout, creating a seamless and modern living space ideal for both everyday living and entertaining. The kitchen is the heart of the home, complete with a LARGE ISLAND, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a convenient PANTRY, perfect for home chefs and busy households alike. Upstairs, you’ll find 2 well-appointed bedrooms, with the primary complete with a 3 piece ensuite bathroom and walk-in closet. The FULLY DEVELOPED BASEMENT expands your living options with a generous recreation room, an ADDITIONAL BEDROOM, and a full 4 PIECE BATHROOM, ideal for guests, a home office, or a growing family. Enjoy outdoor living in your SOUTH FACING FENCED YARD, and take advantage of the DOUBLE GARAGE, which is fully drywalled and insulated for added comfort and functionality year-round. Located within WALKING DISTANCE OF 2 SCHOOLS and just moments from parks, playgrounds, shopping, restaurants, profession services and the privilege of Mahogany’s LAKE ACCESS, this home offers an unbeatable lifestyle in one of Calgary’s premier communities. Don’t miss your opportunity to live in a vibrant, family-friendly neighborhood WHERE LIFESTYLE AND CONVENIENCE COME TOGETHER AND YEAR-ROUND AMENITIES RIGHT AT YOUR DOORSTEP.