

**94, 903 Mahogany Boulevard SE  
Calgary, Alberta**

**MLS # A2301374**



**\$540,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,570 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 328
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-2 d150
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Nestled in the desirable lake community of Mahogany, this 2024 built, three storey townhouse by Mountain Pacific Homes offers a seamless blend of modern design, high end finishes and functional living. Featuring 3 bedrooms, 2.5 bathrooms and a double side by side attached garage with driveway; this home is designed for both comfort and convenience. From the moment you arrive, the Hardie board siding and engineered exterior trim provide standout curb appeal and lasting durability. Inside, you’re welcomed by a spacious foyer and a versatile flex room; ideal for a home office, gym, or additional lounge space along with direct access to the garage. The open concept main floor showcases 9’ ceilings, luxury vinyl plank flooring and large windows that fill the home with natural light. The chef inspired kitchen features quartz countertops, a waterfall island, full height cabinetry with a dedicated coffee bar, soft close doors and drawers and a full stainless steel appliance package, including a French door refrigerator and smooth top range. A full height ceramic tile backsplash, pendant lighting and pot lights throughout add a polished, modern finish. The kitchen flows seamlessly into the dining and living areas, perfect for entertaining. Upstairs, you’ll find laundry, a full four piece bathroom and three spacious bedrooms; one being the primary retreat with walk-in closet and four piece ensuite. Both upper level bathrooms continue the upscale feel with quartz countertops, tiled flooring, extra cabinetry and full height tile surrounds in the tub and shower. Additional highlights include automated blinds throughout and a private balcony with a BBQ gas line, ideal for relaxing or hosting guests. Located in the award winning lake community of Mahogany, you’ll enjoy close proximity to Mahogany Lake, along with schools, parks, pathways, shops,

and trendy restaurants; offering a vibrant, walkable lifestyle.. Truly a must see, book your showing today!