

## 468 Mahogany Boulevard SE Calgary, Alberta

**MLS # A2324283**



# \$834,400

|                  |                                                                               |               |                   |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mahogany                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                             |               |                   |
| <b>Style:</b>    | 2 Storey                                                                      |               |                   |
| <b>Size:</b>     | 2,303 sq.ft.                                                                  | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 3                                                                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, In Garage Electric Vehicle Charging Station(s)        |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Corner Lot, Rectangular Lot, Wetland |               |                   |

|                    |                                               |                   |     |
|--------------------|-----------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Electric, Forced Air, Natural Gas             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Composite Siding, Concrete, Stone, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, Pantry         |                   |     |

**Inclusions:** HotTub, EV plug-in in garage

This featured corner-lot home sides onto the Mahogany wetlands, offering no neighbours on one side, tranquil views, and direct access to scenic walking and biking pathways. With 3 bedrooms, 3.5 bathrooms, and approximately 3,150 sq ft of developed living space with central A/C, it combines generous scale with a premium setting. An already finished area in the basement was designed for easy conversion to a 4th bedroom. The main floor is bright and open, with additional strategically placed windows that bring in natural light and frame the wetland view. A modern kitchen anchors the space, featuring a large island, gas stove, stainless steel appliances, a pantry, and seamless sightlines to the dining and living areas. The living room is warm and inviting, centered around a gas fireplace that adds both character and comfort. On the upper level, a spacious bonus room, convenient upper-floor laundry, and two well-sized secondary bedrooms are paired with a full 4-piece bathroom. The primary retreat is oriented to capture the wetland views from the moment you wake up, and includes a refined 5-piece ensuite with dual sinks, a soaker tub, separate shower, and a walk-in closet. The fully finished basement extends the living space with a massive recreation room fully wired for your home theatre, a dedicated home gym or 4th bedroom space, and a 3-piece bathroom complete with a relaxing steam shower, making the lower level equally suited to everyday use and guests. Outside, the backyard offers what very few homes can, with a deck and hot tub positioned to overlook the wetlands, creating a calm and picturesque environment for outdoor dining, entertaining, or unwinding at the end of the day. With exclusive access to Mahogany Lake, its beaches and year-round amenities, plus thoughtful upgrades throughout, this home offers a polished, high-end

presentation and a rare combination of comfort, style, and immersive outdoor living. Directly across the street, a neighbourhood park provides an easy place for outdoor play and everyday green space. The home is within walking distance of multiple schools, making daily drop-off and pick-up simple without relying on the car. And for amenities, you're less than a three-minute drive from the combined Mahogany and Auburn Bay commercial districts, offering well over 75 shops, boutiques, caf  s, restaurants, and essential services—putting a full urban village and everyday convenience right at your doorstep.