

719 Mahogany Boulevard SE Calgary, Alberta

MLS # A2335255



\$609,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,620 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Conservation, Front Yard, Landscaped, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: Awnings at Front Porch

Welcome to Mahogany! Perfectly positioned across from the stunning wetlands, this beautifully maintained semi-detached home offers peaceful views, a move-in-ready interior and a lifestyle that appeals to a variety of buyers. Whether you're looking to downsize without sacrificing space, find a home that works for a growing family, or add a desirable property to your investment portfolio, this home offers a fantastic combination of location, functionality and value. The inviting west-facing front porch, complete with newer awnings, is the perfect place to unwind and enjoy the sunsets over the wetlands. Inside, the bright, open main floor features a timeless kitchen with ceiling-height shaker cabinetry, quartz countertops and stainless steel appliances, including a gas range and upgraded refrigerator. A spacious dining area flows into the comfortable living room, where a newly updated gas fireplace creates a warm and welcoming atmosphere. Expansive windows bring in plenty of natural light while showcasing the beautiful views. Upstairs, brand-new plush carpet complements a practical layout featuring three generously sized bedrooms, a versatile bonus room and convenient upper-floor laundry. The primary retreat overlooks the wetlands and offers a walk-in closet, ensuite with dual vanity and oversized glass shower, plus new triple-pane windows for added quiet and comfort. With two additional bedrooms and a full four-piece bathroom, there's flexibility for children, guests, a home office or shared living arrangements. The unfinished basement offers excellent potential to create a fourth bedroom, additional living space, a recreation room, home gym or hobby area to suit your needs. Outside, the oversized backyard is a rare find for a semi-detached home, featuring an east-facing deck for morning coffee and plenty of room for kids, pets or gardening. A detached double garage provides

valuable parking and storage, while Hardie board siding and air conditioning add further appeal. For downsizers, enjoy a well-maintained home with manageable outdoor space, a double garage and room for visiting family or hobbies. For single parents, the three-bedroom upper level provides space for the kids, while the bonus room offers flexibility for play, study or working from home. Investors will appreciate the desirable Mahogany location, functional floor plan and potential to add value by developing the basement. Beyond your front door, Mahogany offers one of Calgary's most sought-after lake community lifestyles. Enjoy access to the private lake for swimming, paddleboarding, kayaking, beach days and winter skating, along with the Beach Club, extensive pathways, parks, playgrounds, schools, shopping and restaurants. With beautiful wetland views, a move-in-ready interior and the flexibility to suit different stages of life, this is an opportunity to enjoy everything Mahogany has to offer in a home that adapts to your needs.