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REALTY GROUP

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# 1911 Mahogany Boulevard SE
# Calgary, Alberta

## MLS # A2348564



# $834,900

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|---|---|---|---|
| **Division:** | Mahogany | | |
| **Type:** | Residential/Duplex | | |
| **Style:** | Attached-Side by Side, Bungalow-Villa | | |
| **Size:** | 1,234 sq.ft. | **Age:** | 2022 (4 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 full / 1 half |
| **Garage:** | Double Garage Attached | | |
| **Lot Size:** | - | | |
| **Lot Feat:** | Low Maintenance Landscape | | |

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|---|---|---|---|
| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | $ 517 |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Cement Fiber Board, Stone, Wood Frame | **Zoning:** | DC |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | See Remarks | | |

**Inclusions:** Solar Panels

Welcome to The Streams of Lake Mahogany, an exceptional enclave of luxury villa living. This beautifully designed home offers style, functionality, and low-maintenance living in one of Calgary’s premier lake communities. The open-concept main floor features 9’ ceilings, a chef-inspired kitchen with quartz countertops, stainless steel appliances and large island, living room with gas fireplace, and an elegant primary retreat with spa-inspired ensuite and walk-in closet. Enjoy outdoor living with 2 private patios, including one covered patio, perfect for relaxing or entertaining. Laundry hookups are conveniently located on both levels. The fully finished lower level offers a spacious recreation room, 2 additional bedrooms, and a 4-piece bath. Energy-efficient features include 6 solar panels, triple-pane windows, tankless hot water, dual-zone furnace, air purification and enhanced filtration. Enjoy The Streams’ exclusive gathering area with BBQ space and 2 fire-pit lounges overlooking the lake. Walk to Mahogany Lake, beaches, parks, pathways, shopping, restaurants and everyday amenities, with easy access to Stoney Trail and Deerfoot Trail. Call your Realtor and book a showing today!

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