587-899-3773
justin@realtyaces.ca

427 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2350011

$529,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,180 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, R		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	**Zoning:**	R-2M
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this warm and inviting home in Mahogany, proudly cared for by its original owners and thoughtfully maintained over the years. A covered front porch welcomes you home, while the bus stop just steps away adds extra convenience to your daily routine. Set along an established street with mature trees and landscaping, the home has a comfortable, settled feel from the moment you arrive. Inside, rich hardwood flooring adds warmth throughout the main level, while hardwood spindles keep the space feeling open and airy with a classic touch. The open concept kitchen connects naturally with the living and dining areas, creating an easy space for everyday living and entertaining. Upstairs, you’ll find two generously sized primary bedrooms, each with its own ensuite and large closet. The spacious unfinished basement leaves plenty of room for future development, while the large deck and low maintenance backyard make outdoor living easy. A double detached garage adds extra convenience. The location is close to shopping, restaurants and everyday amenities, with easy access to both Deerfoot Trail and Stoney Trail. Mahogany’s wetlands and walking and running paths are nearby, and Mahogany Beach Club is approximately a 15 to 20 minute walk from home. In the summer, it’s easy to walk down to the lake with a picnic and a good book, or head out for a walk or run around the wetlands. Book your private showing today. This home won’t last long!

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