

256, 1930 Mahogany Boulevard SE
Calgary, Alberta

MLS # A2353837

\$623,900

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	911 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Cul-De-Sac, Interior Lot, Landscaped, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 295
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Enjoy more time for the things you love at Lakeside Grove Bungalow Villas in Mahogany. The Milley by Hopewell offers thoughtfully designed main floor living, a double attached garage, and a low maintenance lifestyle just steps from Mahogany's private lake, Beach Club, shops, restaurants, pathways, and pickleball courts. With completion tentatively scheduled for summer 2027, this presale opportunity includes basement development through a limited-time promotion. Act early to take advantage of this added value and the opportunity to personalize your interior selections—both are time-sensitive and will not remain available indefinitely. The 911 sq. ft. main floor brings the kitchen, dining, and living areas together in an open layout that feels welcoming and easy to enjoy. A large central island offers space for meal preparation, casual dining, and gathering with friends, while quartz countertops, a tile backsplash, soft-close cabinetry, 39-inch upper cabinets, and a Silgranite undermount sink combine style with everyday function. A Whirlpool kitchen appliance package, luxury vinyl plank flooring, high ceilings, and thoughtfully placed lighting complete the space. The primary bedroom features a walk-in closet and a private ensuite with dual sinks, while convenient main-floor laundry and a separate powder room make daily living comfortable. Step outside onto the elevated back deck, complete with vinyl decking, glass-panel railings, and a barbecue gas line—an inviting spot for morning coffee or a relaxed evening outdoors. Downstairs, the sunshine basement offers large above-grade windows and approximately 597 sq. ft. of planned development. Available layouts accommodate one or two additional bedrooms, a full bathroom, and a recreation area, giving you flexibility for overnight guests, hobbies, or a home office. Additional storage

helps keep seasonal belongings tucked away, while the 22' x 22' attached garage provides room for vehicles and everyday essentials. Triple-pane windows, a tankless hot water system, a 96% high-efficiency furnace, heat recovery ventilation, and air conditioning rough-in add comfort and efficiency. Depending on construction timelines, available upgrades offer further opportunities to personalize your home. Lakeside Grove pairs the benefits of owning your own bare land condominium lot with the convenience of professionally maintained surroundings. The low monthly condo fees cover landscaping, snow removal, and exterior maintenance, while a central courtyard and visitor parking enhance the community. Spend less time on upkeep and more time enjoying Mahogany's beaches, lake activities, neighbourhood amenities, and connected outdoor spaces. Whether you're right-sizing or planning for more travel, the Milley offers a comfortable home base for your next chapter.