

**964 Mahogany Boulevard SE**  
**Calgary, Alberta**

**MLS # A2249077**



**\$614,900**

|                  |                                                                             |               |                  |
|------------------|-----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Mahogany                                                                    |               |                  |
| <b>Type:</b>     | Residential/Duplex                                                          |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                             |               |                  |
| <b>Size:</b>     | 1,490 sq.ft.                                                                | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 3                                                                           | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By      |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                                                   |               |                  |
| <b>Lot Feat:</b> | Back Lane, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangu |               |                  |

|                    |                                                                                                                                                                                     |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Exhaust Fan, Forced Air, Natural Gas                                                                                                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                                                                   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished                                                                                                                                                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Wood Frame                                                                                                                                               | <b>Zoning:</b>    | R-2M |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | Floating shelves, TV mount in living room                                                                                                                                           |                   |      |

**LAKE LIVING IN MAHOGANY | STEPS TO THE BEACH CLUB & LAKE** Welcome to Mahogany Lake, Calgary's premier four-season lake community—offering a lifestyle beyond compare. This prime location puts you just steps from the Beach Club, sandy beaches, ponds, ice rink, parks, pathways, two schools, shopping, sports fields, bike trails, South Health Campus, transit, and major south expressways. Known for its safety, sense of community, and resort-style amenities, Mahogany is where every day feels like a vacation. From the moment you arrive, the rich curb appeal stands out with Hardie Board siding, stone accents, mature landscaping, and concrete walkways. Inside, this home breaks away from the cookie-cutter mold with a modern, thoughtfully curated design. At the heart of the home is the CHEF'S kitchen—featuring upgraded stainless steel appliances, full-height European-style cabinetry, quartz countertops, full-wall subway tile backsplash, a central island with flush eating bar and extra storage, plus an undermount granite sink. All of this overlooks an oversized front dining room perfect for hosting family and friends. The main floor also offers a welcoming foyer, living room with tiled gas fireplace, back mudroom, and 2-piece powder room. Upstairs, the spacious primary suite includes a walk-in closet and 3-piece ensuite. Two additional bedrooms, a full bathroom, and an upstairs laundry closet complete the level. Step outside to your sunny west-facing backyard featuring an 18' x 16' composite deck—perfect for BBQs and summer evenings—plus a double detached garage and full fencing. The covered front porch with bold column details creates a charming space to greet guests or enjoy your morning coffee. Upgrades include: Central A/C, Luxury vinyl plank flooring, Upgraded plumbing & lighting fixtures, Custom

window coverings, Exclusive Lake Access: Mahogany residents enjoy the Central Beach Club with sandy beaches, splash park, tennis courts, playgrounds, fishing pier, and non-motorized marina—offering recreation year-round. This is more than a home—it's a lifestyle. Fall 2025 possession available. Call your friendly REALTOR® to arrange your private showing today.