

**295 Mahogany Boulevard SE
Calgary, Alberta**

MLS # A2165609



\$549,900

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|------------------|------------------------|---------------|------------------|
| Division: | Mahogany | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 Storey | | |
| Size: | 1,751 sq.ft. | Age: | 2015 (9 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Close to Clubhouse | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 321 |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings | | |

Inclusions: N/A

Welcome to this stunning 3bedroom, 2.5 bathroom townhome in the heart of Mahogany, where lakeside living meets comfort and style. As you step inside, you will be greeted by an inviting open floor plan, complete with 9-foot ceilings and sleek laminate flooring that flows through the spacious living and dining areas—ideal for entertaining or relaxing with family. The kitchen is a chef’s dream, featuring gleaming granite countertops, stylish cabinetry, a large island with a breakfast bar, a chic herringbone backsplash, and premium stainless steel appliances. From the main floor, you will have access to a balcony, perfect for outdoor dining or enjoying your morning coffee. A convenient two-piece bath is also located on this level. Upstairs, you will find plush carpeting throughout the three bedrooms, including a spacious master retreat that boasts a private 3-piece ensuite and a separate walk-in closet, offering comfort and privacy. Two additional bedrooms, a 4-piece bath, and an upper-floor laundry area make everyday living effortless. The fully finished lower level provides even more space with a versatile living room that can easily serve as a home office, workout space, or media room. Additional features include a double oversized garage, air conditioning for year-round comfort, and ample storage throughout. Living in Mahogany comes with a wealth of perks, including exclusive access to the community’s private beach and pristine lake, perfect for swimming, paddleboarding, and other water activities. The community offers plenty of outdoor enjoyment with parks, playgrounds, and walking paths, creating a balanced and active lifestyle. You will also be conveniently close to top-rated schools, shopping, dining, and major roadways, making Mahogany the perfect place for families and professionals alike. Make this your forever home—call and book your private

showing today!