

**297 Mahogany Boulevard SE**  
**Calgary, Alberta**

**MLS # A2236396**



**\$500,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,805 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 331
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**2 MASTER BEDROOMS | 2 1/2 BATHROOMS | 3 STOREY | 1,805 SQFT OF LIVING SPACE | DOUBLE ATTACHED GARAGE |**  
Welcome to this beautifully decorated and immaculately maintained home in the family friendly community of Mahogany. This home features central air conditioning, an abundance of storage space and upgraded lighting throughout. As you enter the home you will be impressed with the spacious living room with a large south facing window overlooking the the wetlands and allowing an abundance of natural light into the space. Just steps away, enjoy your dining room opening onto the kitchen with access to the balcony with natural gas hookup. The kitchen features quartz countertops, a convenient breakfast bar, brand new microwave hood fan and plenty of counter and cabinet space. Enjoy the convenience of the kitchen cupboard/pantry with an appliance service station and feature stationary barn doors. You will also enjoy the upgraded dual blinds with black out shades and 2-piece bathroom on the main level. As you head upstairs, you will be impressed with the convenient crawl space storage area just off the landing. Once on the upper level, you are welcomed to two stunning master bedrooms both equipped with their own ensuites and walk-in closets for convenience. Relax in the primary bedroom with 4-piece ensuite bathroom or enjoy the second bedroom with custom textured wallpaper throughout, adding an elegant touch to the room. Additionally, you will enjoy the convenient laundry room on the upper level. The lower level features an open are to use as an office, large storage room and mudroom for ease when entering from the double attached heated garage. Enjoy all that this home has to offer as well as the many amenities that Mahogany has to offer including lake access, beach club, and recreation facilities. The home is conveniently

located across the street from an elementary school and playground. Don't miss out on the chance to live in this wonderful lake community and make this home yours today!