# \$635,000 - 755 Mahogany Boulevard Se, Calgary

MLS® #A2223065

# \$635,000

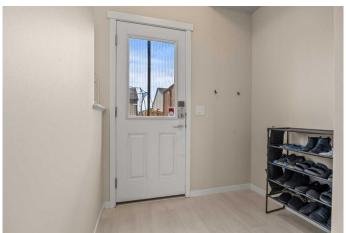
4 Bedroom, 4.00 Bathroom, 1,513 sqft Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Step into this beautifully appointed semi-detached home in the vibrant lake community of Mahoganyâ€"where every day feels like a getaway. Perfectly positioned to take in sweeping west-facing views of the tranquil wetlands, this home offers a peaceful retreat just steps from nature. Watch herons glide across the water and enjoy golden sunsets from your cozy front porch, drink in hand.

Designed with a light and breezy "lake house" feel, the interior features a soft aqua palette, beaded panel cabinetry, granite countertops, and white-washed oak laminate flooring that gives the space an airy, relaxed charm. The open-concept kitchen is a chef's delight, complete with stainless steel KitchenAid appliances, an oversized island, and not oneâ€"but two generous pantries. Whether it's a casual breakfast or a lively dinner party, the adjacent dining area is ready to host. Natural light pours in through oversized windows, creating a warm and welcoming vibe throughout. In the cooler months, curl up by the elegant floor-to-ceiling tiled fireplace in the living room, and when summer hits, enjoy the comfort of central A/C. Upstairs, the king-sized primary suite includes a stylishly upgraded ensuite. Two more spacious bedrooms, a 4-piece main bath, and a laundry room round out the upper level. (Laundry is currently located in the finished basement, but there is already a rough-in upstairs if preferred.) The fully developed basement offers even more







flexibilityâ€"complete with a large fourth bedroom, a central rec area, under-stair storage, a full 4-piece bath, and a utility/laundry room with extra space for storage. The backyard features a sprawling deck ideal for BBQs (complete with BBQ gas line!) with and evening hangouts, and low-maintenance landscaping means you can spend less time working and more time enjoying. A detached double garage and back lane access provide convenience and added storage. With two schools within a 5-minute walk, easy access to transit, nearby shops, restaurants, and just an 8-minute stroll to Mahogany West Beach, this is a lifestyle opportunity you don't want to miss. See it for yourselfâ€"this home delivers charm, comfort, and nature right at your doorstep.

#### Built in 2016

#### **Essential Information**

MLS® # A2223065 Price \$635,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,513 Acres 0.08

Year Built 2016

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 755 Mahogany Boulevard Se

Subdivision Mahogany

City Calgary

County Calgary
Province Alberta
Postal Code T3M 2G9

#### **Amenities**

Amenities Beach Access, Boating, Clubhouse, Other, Picnic Area, Playground,

Recreation Facilities, Racquet Courts

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

## Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen

Island, Pantry, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 21st, 2025

Days on Market 8

Zoning R-2M HOA Fees 570 HOA Fees Freq. ANN

### **Listing Details**

Listing Office RE/MAX First

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