

**1119 MAHOGANY Boulevard, Calgary T3M 3X8**

MLS®#: **A2174926** Area: **Mahogany** Listing Date: **10/28/24** List Price: **\$719,900**  
 Status: **Active** County: **Calgary** Change: **+\$900, 30-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,523 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Landscaped,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,720**  
 Low Sqft:  
 Ttl Sqft: **1,720**

DOM

**25**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Cement Fiber Board**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer: **BBQ gas line** Water Source:  
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`2" x 12`9"	Kitchen	Main	12`10" x 12`11"
Dining Room	Main	9`6" x 12`9"	Den	Main	10`8" x 10`2"
Mud Room	Main	8`2" x 5`10"	2pc Bathroom	Main	5`6" x 6`6"
Bonus Room	Upper	10`2" x 9`2"	Bedroom - Primary	Upper	14`3" x 12`9"
5pc Ensuite bath	Upper	9`3" x 6`0"	Bedroom	Upper	9`7" x 9`4"
Bedroom	Upper	9`7" x 9`4"	4pc Bathroom	Upper	8`1" x 5`1"
Laundry	Upper	6`5" x 5`1"			

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-G**

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Remarks

Pub Rmks: **Exceptional Investment Opportunity in Mahogany! Secure this stunning showhome at today's prices and benefit from the builder's leaseback program for up to two years. Introducing the "Joni" floor plan, offering over 1,700 sq. ft. of above-grade living space with soaring 10-foot ceilings throughout the main floor, creating an airy and spacious atmosphere. This open-concept home showcases white oak luxury vinyl plank flooring across the entire main level, providing a striking contrast to the modern color palette. A versatile front flex room is perfect for a home office, reading nook, or play area. As you proceed through the main floor, you'll be captivated by the 10' ceilings and the gourmet back kitchen, designed for those who love to entertain. With sleek white cabinetry a contemporary marble carrera style backsplash that wraps around the chimney hood fan, white quartz countertops, and a spacious pantry, this kitchen has it all. The oversized window above the sink lets in abundant natural light and offers a perfect view of the backyard. The central dining area is ideal for family meals, while the cozy front living room is perfect for movie nights. Upstairs, a smartly located bonus room separates the luxurious primary bedroom from the secondary bedrooms, providing privacy and comfort. The expansive primary suite has ample space for all your furniture needs and includes a 5-piece ensuite, making it an inviting retreat. The two additional bedrooms at the opposite end offer room to grow, and the convenient upper-floor laundry and 4-piece bathroom make wash day effortless. The unfinished basement comes with a side entrance, offering the potential to add a secondary suite in the future (A secondary suite would be subject to approval and permitting by the city/municipality). Enjoy the sunny south exposure and spend your summers in the bright, inviting outdoor space, while the double detached garage ensures your vehicles stay safe and warm year-round. Don't miss your chance to become a part of the vibrant Mahogany community! **\*\*Builder Leaseback Program\*\***: The builder will continue to use this as a show home until it's no longer required (estimated possession is 18-24 months, but may vary). The builder will lease back the property at 6% of the original purchase price (excluding GST), prorated over 12 months.**

Inclusions: **N/A**  
 Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



