

# \$959,000 - 36 Magnolia Crescent Se, Calgary

MLS® #A2253047

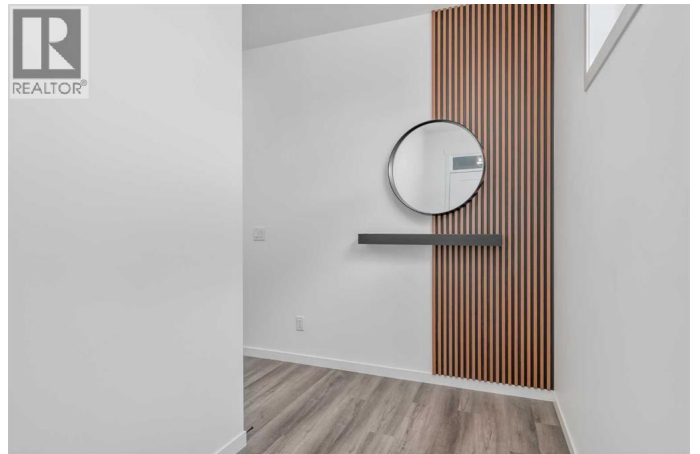
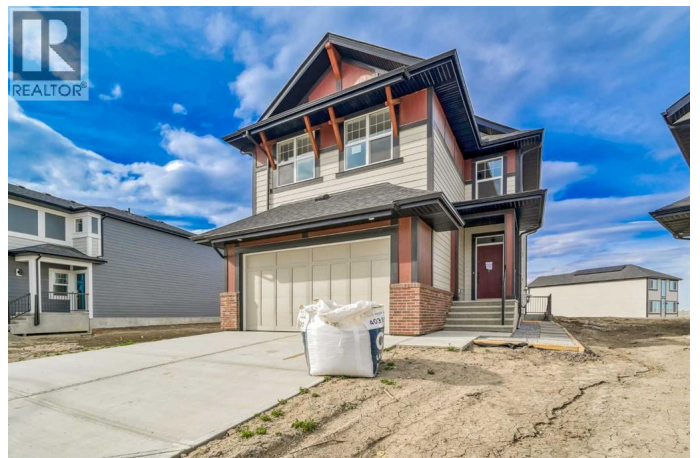
**\$959,000**

6 Bedroom, 4.00 Bathroom, 2,512 sqft

Single Family on 0.11 Acres

Mahogany, Calgary, Alberta

Welcome to our Brand New Two-Story Home in Mahogany, one of the most desirable Communities of Calgary. This 4 bedroom home on a Traditional lot with additional 2 bedroom legal suite is a meticulously designed residence presents a thoughtfully planned layout with three bedrooms, three full bathrooms, and a den on the main floor that can serve as an additional bedroom if desired. As you step into the home, you'll be greeted by an open-to-below main entrance, complemented by high ceilings, gorgeous hardwood flooring, and abundant natural light. The kitchen is a chef's dream, adorned with stainless steel KitchenAid appliances and sleek quartz countertops. The main floor boasts 9-foot ceilings, a generously sized living area, a separate dining space, and a gas fireplace with tiles reaching the ceiling. Completing the main level is a , perfect for a gourmet kitchen that will inspire your culinary creations. Moving upstairs, you'll discover a luxurious master bedroom featuring a large walk-in closet and an ensuite bathroom with a lavish soaking tub. The upgraded laundry room adds convenience to your daily routine, while two additional bedrooms and another full bathroom provide ample space for family members or guests. The basement has 9 foot ceiling 2 bedrooms, washroom and kitchen with a side entrance. 2 Bedroom legal suit makes it an extra ordinary home. Beyond the home's captivating features, its location is truly unbeatable. Just minutes away, you'll find



essential amenities such as a picturesque lake, schools, a sandy beach, a recreational center, walking and bike trails, shopping destinations, delectable dining options, and much more. Don't miss out on this extraordinary home. Call today for more information and take the first step towards making it yours. (id:6289)

Built in 2022

**Essential Information**

Listing #	A2253047
Price	\$959,000
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Square Footage	2,512
Acres	0.11
Year Built	2022
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	36 Magnolia Crescent Se
Subdivision	Mahogany
City	Calgary
Province	Alberta
Postal Code	T3M3M8

**Amenities**

Amenities	Water Nearby
Features	Closet Organizers, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Washer, Cooktop - Gas, Gas stove(s), Range - Gas, Range - Electric, Dishwasher, Dryer, Microwave, Washer & Dryer
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Heating	Central heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk-up, Suite

## Exterior

Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      CIR Realty



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