

# \$674,888 - 103 Magnolia Street Se, Calgary

MLS® #A2253621

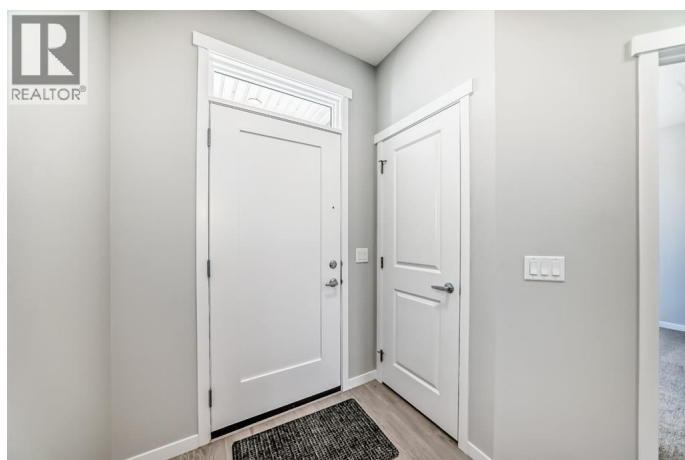
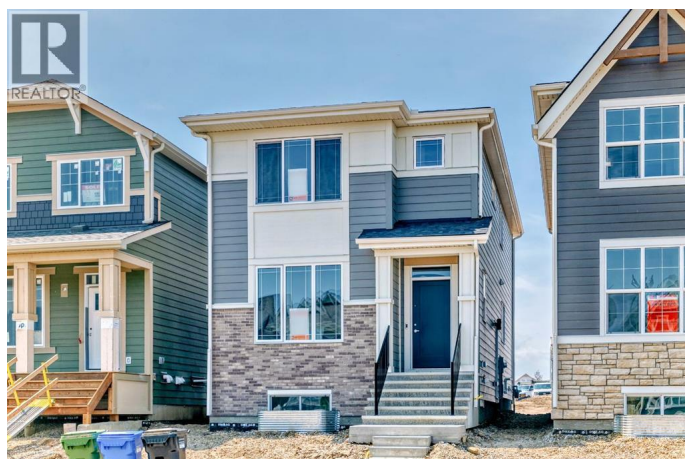
**\$674,888**

4 Bedroom, 3.00 Bathroom, 1,855 sqft

Single Family on 0.07 Acres

Mahogany, Calgary, Alberta

WELCOME to your brand-new home in Mahogany. Hopewell Homes built the Almer floor plan offers over 1854 sqft of modern elegance living space with a separate side entrance. Main offers a full bedroom and full 4-piece bathroom for multi-generational living or for AMAZING guest suite. Open concept living room, dining room and the Chef's kitchen offers extended cabinets, white quartz countertops, stylish backsplash, large island for casual meals, and stainless-steel appliances. Upper offers a perfect layout with a bonus room, a 5-piece bathroom with his/her sinks and a laundry room in the middle, 2 additional bedrooms toward the back of the home and the primary bedroom on the opposite side offers 3-piece ensuite and walk-in closet. The undeveloped basement comes with 9 ft ceiling and rough-in for future 2 bedrooms unit as an income helper. Home comes with full 1 year Builder's Warranty for Peace-of-Mind. Mahogany ranks as one of the Calgary's best neighbourhoods offers exclusive access to 63-acre freshwater lake, sandy beaches, paddle boarding, a splash park, tennis courts, play equipment, a fishing pier and non-motorized marina, indoor and outdoor fitness equipment, BBQ pits and a hockey rink. Village Centre provides variety of shops, restaurants, services, Chairman's Steakhouse and Alvin's Jazz Bar. Mins to South Campus Hospital, Storey Trail and Deerfoot Trail. Don't miss out this chance



to live and rise your family in a lake community. (id:6289)

Built in 2025

**Essential Information**

Listing #	A2253621
Price	\$674,888
Bedrooms	4
Bathrooms	3.00
Square Footage	1,855
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	103 Magnolia Street Se
Subdivision	Mahogany
City	Calgary
Province	Alberta
Postal Code	T3M3H9

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby, Clubhouse
Features	Back lane, PVC window, No Animal Home, No Smoking Home, Parking
Parking Spaces	2
Parking	Parking Pad

**Interior**

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo
Heating	Natural gas High-Efficiency Furnace, Forced air
Cooling	None
# of Stories	2
Basement	Separate entrance

**Exterior**

Exterior	Brick, Composite Siding
Construction	Wood frame
Foundation	Poured Concrete

## **Listing Details**

Listing Office      KIC Realty



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