

# \$874,000 - 146 Magnolia Way Se, Calgary

MLS® #A2254014

**\$874,000**

7 Bedroom, 4.00 Bathroom, 2,253 sqft

Single Family on 0.08 Acres

Mahogany, Calgary, Alberta

NEW PRICE! \*Check The Link for the YouTube Virtual Tour!\*\* Over 3,100 livable square feet in this 7 BDRM + 4 FULL Bath home with LEGAL Basement Suite + Separate Entrance, and Central A/C in the gorgeous Lake Community of Mahogany! Say hello to Main Floor features like 9'™ ceilings, beautiful, open-concept Kitchen with large island, Quartz countertops, full-height custom cabinetry, GAS stove and stainless steel appliances and lavish tile backsplash. There's also a VERY large walk-in pantry with plenty of storage options, a FULL Bathroom and a Bedroom, along with a large Living Room with electric fireplace, room to mount your flatscreen TV and large Dining Room as well. Upstairs, you'll find a large central Family/Bonus room ideal for relaxing with the family, Primary Bedroom with walk-in closet and lavish 5-pc Ensuite Bath with tiled soaker tub, separate shower and dual vanities. Three more additional bedrooms, another Full Bathroom, and walk-in Laundry Room, with additional storage, round out the Upper Level. The fully-finished Lower includes a LEGAL Basement Suite with a separate exterior entrance, as well as a separate furnace and water heater. There's also another full Kitchen with stainless steel appliances and spacious Living/Dining Room area. There are also 2 Bedrooms, and 4-pc Bath along with an in-suite, stacked, washer and dryer laundry area. The fenced and landscaped backyard has the deck already built, along with a patio



for BBQ season! The separate/private side entrance has paving stones laid down for easier access and maintenance. Enjoy lake access privileges with four-season lake living, and a short walk to recreation areas like tennis courts, splash park, playgrounds, hockey rink, sandy beaches, walking/biking paths and more! Also close to great shopping, schools, The South Health Campus hospital, The Mahogany Beach house and easy access to Stoney Trail and Deerfoot Trail. This is a wonderful home - with possibility of using the Legal Suite as a mortg age helper or for your extended family living needs! (id:6289)

Built in 2023

**Essential Information**

Listing #	A2254014
Price	\$874,000
Bedrooms	7
Bathrooms	4.00
Square Footage	2,253
Acres	0.08
Year Built	2023
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	146 Magnolia Way Se
Subdivision	Mahogany
City	Calgary
Province	Alberta
Postal Code	T3M3M6

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby, Clubhouse, Party Room
Features	No Smoking Home
Parking Spaces	4

Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Stove, Dryer, Microwave, Hood Fan, Garage door opener, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	Central air conditioning, None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

### Exterior

Exterior	Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Real Broker
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