

\$869,000 - 146 Magnolia Way Se, Calgary

MLS® #A2266328

\$869,000

7 Bedroom, 4.00 Bathroom, 2,253 sqft

Single Family on 0.08 Acres

Mahogany, Calgary, Alberta

****See The Link for the YouTube Virtual Tour!****

Over 3,100 livable square feet in this 7 BDRM + 4 FULL Bath home with LEGAL 2 Bdrm 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 mortgage helper or for your extended family living needs! (id:6289)

Built in 2023

Essential Information

Listing #	A2266328
Price	\$869,000
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

Exterior

Exterior Concrete

Construction Poured concrete, Wood frame

Foundation Poured Concrete

Listing Details

Listing Office Real Broker



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