

113 Magnolia Terrace SE
Calgary, Alberta

MLS # A2225397

\$819,900

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|-----------|------------------------|--------|------------------|
| Division: | Mahogany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,636 sq.ft. | Age: | 2020 (5 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Other | | |

| | | | |
|-------------|---|------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Wood | Sewer: | - |
| Roof: | Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan | | |

Inclusions: N/A

SS NOW, Open house Saturday May 31st 1-3PM. Welcome to this Jayman Built Award Winning Charlotte 26 Model, the best value in the area. Nestled in the highly desirable lake community of Mahogany, this nearly-new 2-storey home features 4 bedrooms, 3 full bathrooms, and a harmonious blend of modern luxury and comfortable living, perfect for families. The main floor includes a bedroom with a 4-piece bathroom, ideal for guests or a growing family. The open-concept living area seamlessly connects the gourmet kitchen, dining space, and cozy family room, facilitating easy entertaining. The chef's kitchen includes elegant granite countertops, high-end stainless steel appliance, oversized central island with a flush eating bar, and full pantry room. Upstairs, discover three generously sized bedrooms and a spacious family room. The primary bedroom boasts a luxurious ensuite with his and hers vanity sinks, a large walk-in closet, an oversized tiled shower with a glass door, and a beautiful soaker tub, creating a stunning spa-like retreat. The backyard is fully fenced with an upgraded deck, perfect for family entertainment. This home is equipped with a tankless water heater, two furnaces, and two air conditioning units, ensuring year-round comfort and convenience, and it also come with Soar Panel which can significantly conserve more energy. The unfinished basement offers 9-Foot ceilings and nearly 1000 sqft of space, presenting an opportunity to customize with additional living quarters, bedrooms, or bathrooms. Positioned in the vibrant Mahogany community, known for its exceptional amenities such as lake access, parks, playgrounds, and walking paths. Don't miss out on this remarkable value—schedule your private tour today to explore all that this gorgeous home and community have to offer.