

\$849,888 - 345 Magnolia Place Se, Calgary

MLS® #A2101276

\$849,888

3 Bedroom, 3.00 Bathroom, 2,390 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

BRAND NEW | 36 Ft LOT | SIDE ENTRANCE | BACKING ONTO GREEN SPACE | FULLY UPGRADED. Welcome to this brand-new two-story home in Mahogany, one of Calgary's most sought after neighbourhood. This thoughtfully designed home offers 3 bedrooms, 3 full bathrooms, and an office/den on the main floor. Upon entering, you'll see a grand entrance with high ceilings, beautiful LVP floors, and massive windows. The kitchen is perfect for cooking enthusiasts, equipped with top-notch stainless steel appliances and stylish quartz countertops. The main floor has 9-foot ceilings, a spacious living area, a separate dining space, and an electric fireplace with a mantle. A full bathroom along a den/office completes this floor. Going upstairs, you'll find a master bedroom with a large walk-in closet and a spa inspired 5pc ensuite bathroom featuring double vanities, a soaking tub, and a standing shower. The upgraded laundry room adds convenience to your daily life, while two more bedrooms, a huge bonus room for your entertainment and another full bathroom offer plenty of space for family or guests. The basement also has a 9-foot ceiling, adding an extra touch to the house. Beyond the fantastic features of the home, its location is unbeatable. Just a few minutes away, you'll discover essential amenities like a beautiful lake, schools, a sandy beach, a recreational center, walking and biking trails, shopping spots, tasty dining options, and more. Don't miss the chance to own this



exceptional home.

Built in 2023

Essential Information

MLS® #	A2101276
Price	\$849,888
Sold Price	\$838,880
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,390
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	345 Magnolia Place Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2B6

Amenities

Amenities	Beach Access, Bicycle Storage, Clubhouse, Park, Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 13th, 2024
Date Sold	February 26th, 2024
Days on Market	44
Zoning	R-G
HOA Fees	445.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.