

\$899,900 - 146 Magnolia Way Se, Calgary

MLS® #A2113422

\$899,900

7 Bedroom, 4.00 Bathroom, 2,254 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

BRAND NEW 2024 BUILT HOME WITH 2-BED LEGAL BASEMENT SUITE. Located in the SE lake community of Mahogany, this home offers over 3145.00 sq feet of living space, with a combined total of 7 bedrooms, and 4 full bathrooms, and many upgrades. The main floor features 9'™ ceilings, with an open concept kitchen with large kitchen island, ceiling height cabinets, chimney hood fan, and all stainless steel appliances with built in microwave. Across from the kitchen is a large walk in pantry with plenty of storage. The main floor also features a FULL bathroom and a bedroom. The large living room has an electric fireplace, and the dining room completes this floor. The backyard has the deck already built, ready for the coming summer. Upstairs, you'll find a large central bonus room, and a master bedroom with walk in closet and 5-pc bathroom. There are three additional good sized bedrooms, another full 3-pc bathroom, and walk in laundry room with additional storage. The basement is fully developed LEGAL basement suite, with a separate exterior entry way, as well as a separate furnace and water heater. The basement has a full kitchen, complete with stainless steel appliances and chimney hood fan, next to the living/dining room area. There are also 2 bedrooms, and a full washroom, as well as in-suite stacked laundry with washer and dryer. This home offers everything you need, all located in excellent community of Mahogany. Which offers even more bonuses



with four-season lake living, offering recreation with tennis courts, splash park, playgrounds, hockey rink, sandy beaches and more!! Located near many amenities, this home is Less than a 5-minute drive to Elementary schools and short walk to playgrounds and the Mahogany beach house. Also a short 10 minutes drive to Brookfield YMCA, South Health Campus, and Seton Shopping Centre, with easy access to Stoney and Deerfoot Trail. This home is the one you have been waiting for! Donâ€™t let it get away, book your showing today!

Built in 2024

Essential Information

MLS® #	A2113422
Price	\$899,900
Sold Price	\$899,900
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,254
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

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

Amenities

Amenities	Beach Access, Clubhouse, Community Gardens, Party Room, Picnic Area
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Level
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 26th, 2024
Days on Market	18
Zoning	R-G
HOA Fees	475.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Central
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