

\$849,000 - 41 Magnolia Manor Se, Calgary

MLS® #A2115321

\$849,000

3 Bedroom, 3.00 Bathroom, 2,373 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Welcome to our Brand New Two-Story Home in Mahogany, one of the most desirable Community of Calgary. This meticulously designed residence presents a thoughtfully planned layout with three bedrooms, three full bathrooms, and a den on the main floor that can serve as an additional bedroom if desired. As you step into the home, you'll be greeted by an open-to-below main entrance, complemented by high ceilings, gorgeous hardwood flooring, and abundant natural light. The kitchen is a chef's dream, adorned with stainless steel appliances and sleek quartz countertops. The main floor boasts 9-foot ceilings, a generously sized living area, a separate dining space, and a gas fireplace with tiles reaching the ceiling. Completing the main level is a full bathroom with a standing shower, perfect for guests, and a gourmet kitchen that will inspire your culinary creations. Moving upstairs, you'll discover a luxurious master bedroom featuring a large walk-in closet and an ensuite bathroom with a lavish soaking tub. The upgraded laundry room adds convenience to your daily routine, while two additional bedrooms and another full bathroom provide ample space for family members or guests. The basement has 9 foot ceiling. Beyond the home's captivating features, its location is truly unbeatable. Just minutes away, you'll find essential amenities such as a picturesque lake, schools, a sandy beach, a recreational center, walking and bike trails, shopping destinations, delectable dining



options, and much more. Don't miss out on this extraordinary home. Call today for more information and take the first step towards making it yours.

Built in 2023

Essential Information

MLS® #	A2115321
Price	\$849,000
Sold Price	\$830,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,373
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	41 Magnolia Manor Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2B6

Amenities

Amenities	Beach Access, Clubhouse, Park, Parking, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Oven, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 30th, 2024
Days on Market	15
Zoning	R-G
HOA Fees	445.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Exa Realty
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