

# \$659,900 - 76 Magnolia Way Se, Calgary

MLS® #A2144287

**\$659,900**

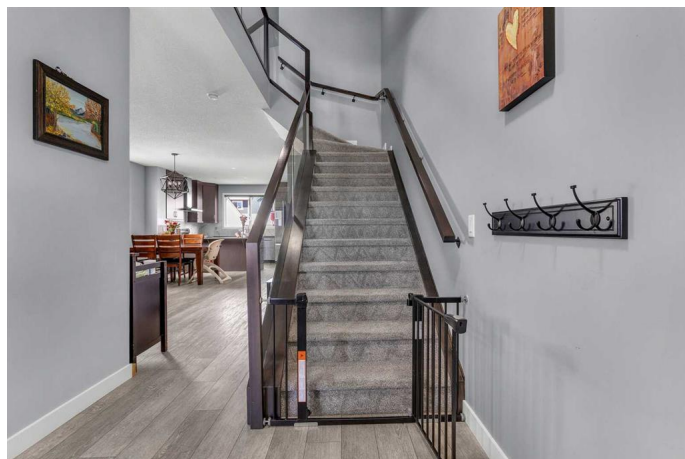
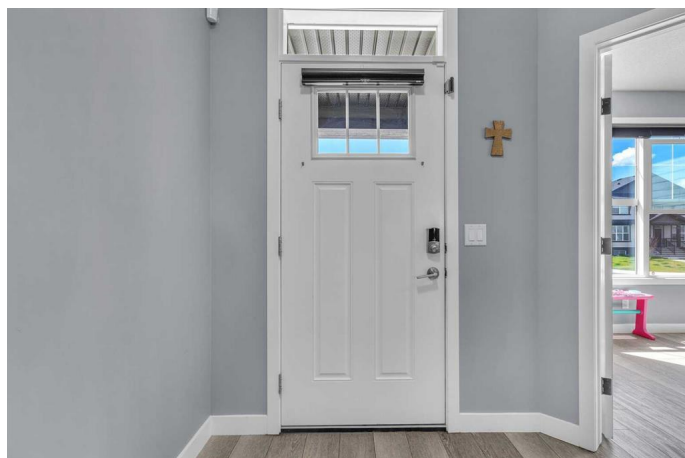
3 Bedroom, 3.00 Bathroom, 1,792 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

What a delightful family home in the lake community of Mahogany! Built by an Award Winning Builder-Jayman Homes, this home features an open floor plan with a bright office just off the main entry-perfect if you work from home! The functional kitchen is amazing with upgraded cabinets with uppers that are enclosed to the ceiling, quartz counter tops, upgraded appliances and a large pantry off to the side. The open dining and living room is great for hosting guests and you will enjoy the vinyl plank flooring which is so durable for both family and pets. The upper floor comes with a good sized bonus room, large master with 3 pc ensuite and two children's bedrooms which share a 4 pc bath. The upper laundry features a SMART washer and dryer which hook up to your phone (The oven connects to your phone as well). The basement is a great space to develop and is left to your imagination. This home comes with so many extra features including a concrete parking pad, solar panel system (approx. 2kW), Gemstone lighting, tankless water heater, electric car outlet, glass railing up the stairs, Smart home technology, Smart lighting, backdoor camera and so much more! You are close to the large community center that has swimming, skating, kayaking, tennis court and BEST of all don't forget the LAKE! You will love this SMART home and this inviting community!

Built in 2022



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2144287    |
| Price          | \$659,900   |
| Sold Price     | \$652,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,792       |
| Acres          | 0.07        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 76 Magnolia Way Se |
| Subdivision | Mahogany           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 2W7            |

## Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 3           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Quartz Counters, Smart Home, Vinyl Windows                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                              |
| Cooling           | None                                                                                                                    |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                        |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Stone, Stucco, Wood Frame   |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2024 |
| Date Sold      | July 10th, 2024 |
| Days on Market | 15              |
| Zoning         | R1              |
| HOA Fees       | 525.00          |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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