# \$649,900 - 126 Magnolia Drive Se, Calgary

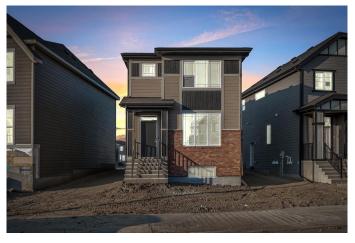
MLS® #A2157152

# \$649,900

4 Bedroom, 3.00 Bathroom, 1,851 sqft Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Welcome to the Beautiful Mahogany community. One WORD…WOW! That's what you'll say once you walk into this fully upgraded, 2024 Brand new home. Mahogany living is perfect for those who love to have Bicycle pathways, water activities and nature living right at the doorstep. Brand New home never lived in with 4 Bed + 3 Bath + Bonus Room. Excellent upgrades like 9ft main floor ceiling and 9ft basement Ceiling height along with the Open concept design and dream kitchen with all stainless-steel appliances. which comes with the Lake Mahogany Privileges. All workmanship is completed by Hopewell home builders and the house comes with full builders warranty for your peace of mind. Residents of this esteemed LAKE COMMUNITY are granted access to a variety of amenities, including PRIVATE LAKE ACCESS, recreational facilities, and walking trails. Indulge in water activities such as BOATING, FISHING, or simply basking in the sun on the community BEACH. Voted as Canada's community of the year, Mahogany is widely considered one of the most popular communities with an endless list of retail, dining and entertainment options alongside a picturesque wetland pathway system, multiple schools and the crown jewel of Lake Mahogany, the largest freshwater lake in Calgary. The lake offers over 84 acres of combined lake and beachfront for endless winter and summer fun!







## **Essential Information**

MLS® # A2157152

Price \$649,900

Sold Price \$686,000

Bedrooms 4
Bathrooms 3.00
Full Baths 3
Square Footage 1.851

Square Footage 1,851 Acres 0.07 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

# **Community Information**

Address 126 Magnolia Drive Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M2B6

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Chandelier, No Animal Home, No Smoking Home, Open Floorplan

Appliances Built-In Oven, Dishwasher, Dryer, Electric Stove, ENERGY STAR

Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator,

Microwave, Refrigerator

Heating Forced Air

Cooling None
Has Basement Yes

Basement Separate/Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features Playground, Private Entrance

Lot Description Back Lane

Roof Asphalt Shingle

Construction Asphalt, Concrete

Foundation Poured Concrete

## **Additional Information**

Date Listed August 12th, 2024

Date Sold August 22nd, 2024

Days on Market 10

Zoning R-G

HOA Fees 0.00

# **Listing Details**

Listing Office RE/MAX iRealty Innovations

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