

\$649,900 - 47 Magnolia Way Se, Calgary

MLS® #A2173572

\$649,900

3 Bedroom, 3.00 Bathroom, 1,609 sqft
Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Welcome to #47 Magnolia Way SE, an exquisite home situated in the prestigious lake community of Mahogany. Built by Excel Homes, this "Dawson" model is practically brand new! This property features 3 large bedrooms and 2.5 spa-inspired bathrooms in 1,609 square feet of thoughtfully designed above-grade living space. Top-of-the-line features and finishings here including: Hardie board siding, central air conditioning, Kinetico water softener system, 9-ft ceilings (main floor/basement), quartz countertops throughout (kitchen/bathrooms), luxury vinyl plank flooring, upgraded carpet/underlay, upgraded bathroom floor tile, a natural gas fireplace (with real stone surround), upgraded light fixtures, wallpapered accent walls, and high-calibre window treatments. The chef's kitchen impresses with an oversized kitchen island, white shaker-style cabinets (with extra drawers), stainless steel appliances, and a large walk-in pantry. The primary bedroom has an ensuite with dual vanity, luxurious glass walk-in shower with bench seat, and walk-in closet with custom built shelving/cabinetry. Set on a sprawling 4,036 square foot lot with sunny south-facing backyard exposure, the outdoor space is an absolute showstopper! Attributes include a composite deck with aluminum railings and privacy wall, two concrete patio spaces, gazebo, gas BBQ hookup, lush and immaculate landscaping supported by an underground sprinkler system, faux-grass dog



run, and an oversized double detached garage (with natural gas heater, 8-ft garage door, electrical outlets, and exterior pot lights). The unfinished basement (764 square feet), is accessible via a separate side entry, has 9-ft ceilings, two large windows, electrical outlets already installed, bathroom rough-ins, and awaits your final touches. Lake access privileges and near to all amenities! Donâ€™t miss out on this spectacular property. Call today!

Built in 2021

Essential Information

MLS® #	A2173572
Price	\$649,900
Sold Price	\$660,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,609
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	47 Magnolia Way Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E4

Amenities

Amenities	Playground, Beach Access, Clubhouse, Other, Picnic Area, Park,
-----------	--

Recreation Facilities

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Side By Side, Covered, Enclosed, Rear Drive, Secured

Interior

Interior Features Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Stone Counters

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Water Softener

Heating Central, Forced Air

Cooling Central Air, Full

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade

Exterior

Exterior Features BBQ gas line, Other, Private Entrance, Private Yard, Storage, Dog Run

Lot Description Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Lawn, Irregular Lot, Landscaped, Level, Private, Rectangular Lot, Gazebo, See Remarks, Underground Sprinklers

Roof Asphalt Shingle

Construction Wood Frame, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed October 17th, 2024

Date Sold October 29th, 2024

Days on Market 12

Zoning R-G

HOA Fees 570.00

HOA Fees Freq. ANN

Listing Details

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.