

\$575,000 - 96 Magnolia Grove Se, Calgary

MLS® #A2178095

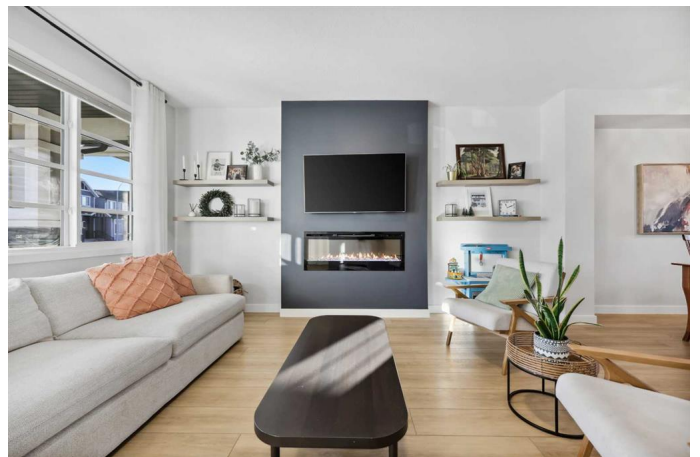
\$575,000

3 Bedroom, 3.00 Bathroom, 1,564 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Open house Saturday (Nov 30) from 1-4pm
Welcome to your new lake life in Mahogany!
This stunning 3-bedroom, 2.5-bathroom home, built in 2021, boasts over 1,550 sq ft of beautifully designed living space and offers exclusive beach and lake access in one of Calgary's most sought-after lake communities! Pride of ownership shines throughout, with thoughtful upgrades and modern finishes that create a perfect blend of style and function. Step inside to be greeted by bright, sunlit spaces thanks to an abundance of natural light and upgraded luxury vinyl plank flooring that adds warmth and elegance to every room. The main floor features a chef-inspired kitchen, complete with quartz countertops, stainless steel appliances, a built-in microwave, and ample cabinetry—perfect for entertaining and everyday living. The open layout flows seamlessly to the inviting living and dining areas, all kept comfortable year-round with central air conditioning. Upstairs, the spacious primary suite is a private oasis, featuring a large walk-in closet and a beautifully appointed en-suite bathroom. Two additional bedrooms, generously sized, along with a full bathroom, provide plenty of space for family or guests. The unfinished basement is a blank canvas with rough-in plumbing already in place for an additional bathroom and ample room to add a fourth bedroom, a rec area, or anything you envision. This home also includes a tankless hot water tank and a high-efficiency furnace for energy savings and comfort. Outside, you



have a beautiful fenced in yard for the kids and pets to play in. There's also an opportunity to build your dream double detached garage, adding convenience and value. Located close to shopping, grocery stores, restaurants, a hospital, and schools, this home provides the perfect balance of tranquility and accessibility. Don't miss your chance to experience lakeside living at its finest in Mahogany! Call your favorite Realtor today and experience this magnificent home in person, but don't wait, this home won't last long!

Built in 2021

Essential Information

MLS® #	A2178095
Price	\$575,000
Sold Price	\$565,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,564
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	96 Magnolia Grove Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E5

Amenities

Amenities	Beach Access
Parking Spaces	3
Parking	Off Street, Stall

Interior

Interior Features	No Smoking Home, Pantry, Quartz Counters, Smart Home, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater
Heating	Forced Air, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	December 11th, 2024
Days on Market	34
Zoning	R-G
HOA Fees	570.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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