



GRASSROOTS
REALTY GROUP

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57 Magnolia Terrace SE
Calgary, Alberta

MLS # A2220475



\$989,888

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,711 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot, Stre		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Composite Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Pergola w/ Outdoor Lighting Attached, Closet Built Ins (excluding closet organizer in bedroom 2), Additional Interior Doors (as found in utility room), Solar Panels and Electricity Generation System, Ring Doorbell, Ring Floodlight with Camera, Entertainment Unit in Upstairs Bonus Room, Hanging Organizer in Garage (excluding plastic shelf unit)

****Open House May 17 2-4pm**** Welcome to this stunning 4-bedroom, 2.5-bath home in the desirable lake community of Mahogany. With an unimaginable number of upgrades, this property offers luxury, function, and low-maintenance living. Be sure to check out this immaculate 2,711 square foot home on a quiet street and 1 kilometre from the Mahogany Beach House! The main floor showcases luxury vinyl plank flooring, upgraded lighting throughout, and tasteful, yet elegant, finishings. It features 8-foot doors, a front office with wood slat accents, and a custom mudroom with built-in storage. The chef's kitchen is the true highlight with ceiling-height cabinetry, an expanded oversized island with premium quartz countertops, a herringbone backsplash, and high-end appliances including a gas range with immaculate hood fan. Adjacent to the marvelous kitchen is a butler's pantry with upgraded cabinetry and counterspace along with storage. The dining area boasts a striking accent wall, and the living room includes an electric fireplace with mantle and enlarged windows adorn the walls. Windows are adorned with Hunter Douglas blinds and upgraded for blackout in all bedrooms! Upstairs, the spacious primary suite offers a tray ceiling with ambient lighting, a massive walk-in Closet with high-end built-ins, and a spa-like ensuite featuring quartz counters, a soaker tub, tiled shower, and dual vanities with a full mirror cabinet. There are three additional sized bedrooms upstairs for all larger families with space and bedroom needs. The laundry room is upgraded with tile surround and built-in shelving. Some additional upgrades include dual A/C zoned temperature control, upgraded underlay and carpet, Cat5 wiring in every room, TV backing, upgraded oversized mirrors to the ceiling in every bathroom, smart switches and plugs, and upgraded

bathrooms throughout. Outside, the beautifully landscaped backyard features pavers, high-end artificial grass, and a pergola with lighting—perfect for relaxing or entertaining. The basement includes enlarged windows, including a window with dual pane removal capabilities, radon rough-in, and dual furnaces. The double garage is fully outfitted with storage solutions, EV charger rough-in, and a windowed garage door. Solar panels on the roof allow power generation to help offset power consumption bills. This well-designed and energy-efficient home in Mahogany is move-in ready. Schedule your private showing today as there is so much more to this home and it is a must see!