



GRASSROOTS
REALTY GROUP

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108 Magnolia Way SE
Calgary, Alberta

MLS # A2248541



\$759,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,674 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Basement: Dishwasher, Dryer, Electric stove, Microwave/Range Hood, Washer; Fire table on deck.

Welcome to beautiful community of Mahogany, modern home in corner lot with a legal basement suite with separate side entrance. 2 storey home with 1,674 sqft of living space above ground plus 687 sqft of living space for the legal basement suite. Main floor shows 2 separate level of space which allows the living room area with high ceiling and plenty of natural lights. Kitchen offers modern look with quartz countertops and stainless steel appliances. Upper level offers master bedroom with 4pc ensuite, 2 other bedrooms, 4p bathroom and laundry room. Fully developed basement, legally permitted suite by the city allows you to have guests or additional rental income. Basement suite offers high ceiling living room, kitchen area, 1 bedroom, 1 bathroom and laundry room. Corner lot with extra space and separate side entrance for the basement suite. There are upgrades including beautiful hardwood floor, light control, energy-efficient solar panels and much more. You will enjoy active and modern living within the community with lake and beach access.