



GRASSROOTS
REALTY GROUP

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146 Magnolia Way SE
Calgary, Alberta

MLS # A2254014



\$874,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,253 sq.ft.	Age:	2023 (2 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

NEW PRICE! *Check The Link for the YouTube Virtual Tour!** Over 3,100 livable square feet in this 7 BDRM + 4 FULL Bath home with LEGAL Basement Suite + Separate Entrance, and Central A/C in the gorgeous Lake Community of Mahogany! Say hello to Main Floor features like 9' ceilings, beautiful, open-concept Kitchen with large island, Quartz countertops, full-height custom cabinetry, GAS stove and stainless steel appliances and lavish tile backsplash. There's also a VERY large walk-in pantry with plenty of storage options, a FULL Bathroom and a Bedroom, along with a large Living Room with electric fireplace, room to mount your flatscreen TV and large Dining Room as well. Upstairs, you'll find a large central Family/Bonus room ideal for relaxing with the family, Primary Bedroom with walk-in closet and lavish 5-pc Ensuite Bath with tiled soaker tub, separate shower and dual vanities. Three more additional bedrooms, another Full Bathroom, and walk-in Laundry Room, with additional storage, round out the Upper Level. The fully-finished Lower includes a LEGAL Basement Suite with a separate exterior entrance, as well as a separate furnace and water heater. There's also another full Kitchen with stainless steel appliances and spacious Living/Dining Room area. There are also 2 Bedrooms, and 4-pc Bath along with an in-suite, stacked, washer and dryer laundry area. The fenced and landscaped backyard has the deck already built, along with a patio for BBQ season! The separate/private side entrance has paving stones laid down for easier access and maintenance. Enjoy lake access privileges with four-season lake living, and a short walk to recreation areas like tennis courts, splash park, playgrounds, hockey rink, sandy beaches, walking/biking paths and more! Also close to great shopping, schools, The South Health Campus hospital, The

Mahogany Beach house and easy access to Stoney Trail and Deerfoot Trail. This is a wonderful home - with possibility of using the Legal Suite as a mortgage helper or for your extended family living needs!