



**88 Magnolia Crescent SE  
Calgary, Alberta**

**MLS # A2269879**



**\$814,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,250 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, No Neighbours Behind, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	Outdoor Shed		

Step into a world of luxury in the heart of Mahogany! This stunning 2-storey home, offering over 2,250sq. ft., has been meticulously upgraded for sophisticated living. The main floor greets you with an elegant open layout, starting with a grand foyer featuring a custom built-in closet for refined organization. The gourmet kitchen is a chef's dream, boasting built-in stainless appliances, a gas range, ceiling-height cabinetry, and a spacious quartz island. A walk-through pantry and main floor office add perfect functionality. Ascend the staircase to the breathtaking upper level, where soaring 9-foot ceilings create an unparalleled sense of space and light. This level hosts a spectacular central bonus room, crowned with a dramatic vaulted ceiling, perfect for family entertainment. You will find four large bedrooms, including the serene primary retreat. This private oasis features a spa-inspired ensuite and an expansive, professionally finished custom built-in closet. One of the spacious secondary bedrooms also includes its own custom built-in closet, adding incredible value and organization. A convenient upper-level laundry room completes this exceptional floor. The basement awaits your creative vision, with 9-ft ceilings and a rough-in for a future bathroom. Outside, enjoy a fenced backyard, with beautiful trees, ideal for summer evenings. Located minutes from parks, playgrounds, schools, and shopping with easy access to Stoney Trail or Deerfoot Trail, this home is a rare find that you will call home.