



GRASSROOTS
REALTY GROUP

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88 Magnolia Crescent SE
Calgary, Alberta

MLS # A2269879



\$814,000

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

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

Inclusions: 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.