



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

73 Magnolia Terrace SE
Calgary, Alberta

MLS # A2272887



\$900,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,663 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning executive home on a quiet street in the highly sought-after community of Mahogany, just a short walk to the lake. Built by Jayman Homes, this property offers 2,662 sq. ft. of impeccably designed above-grade living space and exceptional energy efficiency with six installed solar panels. The main floor impresses with rich hardwood flooring, recessed lighting, and a gourmet kitchen featuring high-end stainless steel appliances, dual ovens, a professional six-burner natural gas cooktop, and a dedicated wine fridge. The kitchen flows seamlessly into the dining area, warmed by a stylish electric fireplace. Upstairs, the layout is ideal for family living and privacy, offering four generously sized bedrooms and a spacious bonus room. This level is enhanced by central air conditioning and upgraded plush carpeting for year-round comfort. Modern mechanical systems include dual high-efficiency furnaces and an HRV system for optimal air quality. Outside, enjoy the beautiful cedar deck overlooking a level lot. The unfinished basement, with its large windows, provides excellent potential for future development. This is a truly turn key, premium property in one of Calgary's most desirable lake communities. Short drive to the Brookfield Residential YMCA in Seton!