



GRASSROOTS
REALTY GROUP

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16 Magnolia Bay SE
Calgary, Alberta

MLS # A2274748



\$829,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,732 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the fantastic community of Mahogany -- where Lake Life meets sophisticated living. This essentially brand new family home offers endless possibilities. With over 2300 sq feet of developed living space including a legal suite, this home is ideal for additional income or multigenerational family living. The main floor boasts an open concept living room and kitchen with stainless steel appliances, quartz countertops and a large island and a reverse osmosis system installed. Cozy up in the living room with the fireplace and beautiful view out of your back windows with no direct neighbors behind. The main floor also features a powder room and office space. The spacious upstairs has 2 generously sized rooms + a primary bedroom for the whole family, top floor laundry and is complete with a bonus room. In the primary bedroom, you will find an ensuite with a dual vanity and expansive walk-in closet. The legal suite found in the basement is well appointed with 2 bedrooms, stainless steel appliances and a stacked washer/dryer to utilize space. Outside you will find a large fenced backyard with a convenient separate area for the entrance of the suite. A deck with composite finish for durability for years to come has been added along with a mix of grass and stone making for a versatile backyard that can be enjoyed year-round. This home is the perfect investment for those looking for extra income through long or short term rental while still having everything a family could need! Book your showing today -- don't miss this excellent opportunity.