



**GRASSROOTS**  
REALTY GROUP

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**73 Magnolia Terrace SE**  
**Calgary, Alberta**

**MLS # A2276413**



**\$890,000**

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

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	N/A		

OPEN HOUSE SUNDAY JANUARY 4 (12:00-2:00pm). Set on a quiet street in the highly sought after lake community of Mahogany, this Jayman built executive home is thoughtfully designed for modern living, flexibility, and comfort, with spaces designed to adapt as life changes. The main living space supports both daily life and remote work, featuring a built in workstation and room to create a homework zone or family command centre. The chef inspired kitchen anchors the home and is ideal for entertaining and everyday living, offering high end stainless steel appliances, dual wall ovens, a professional six burner natural gas cooktop, a wine fridge, a built in beverage fridge, an extended side counter for serving and an extra large island that provides a generous working surface for everything from meal prep to projects and gatherings. Large windows bring in abundant natural light, while hardwood flooring, recessed lighting, and an electric fireplace add warmth and refinement. Upstairs is a spacious bonus room easily adapts over time, whether as a playroom, media room, second office, or a combination of all three. The primary bedroom feels like a true retreat, enhanced by a distinctive lighting feature that creates a calming atmosphere. The spa inspired ensuite includes a large soaking tub, dual sinks, and a shower with customizable lighting. A well designed walk in closet with extra built in drawers completes the primary suite. Three additional bedrooms and a secondary bathroom with dual sinks offer space that works equally well for young children, teens, or guests. Below, the unfinished basement with large windows provides the opportunity to expand your living space when you are ready, whether that means additional bedrooms, a home gym, a recreation area, or a space tailored to future needs. Outside, an oversized cedar deck creates an inviting

outdoor retreat for family gatherings and entertaining, while the meticulously maintained lawn offers space to play and relax. With walkable access to the lake and close proximity to schools, daycares, shopping, restaurants, and major routes, this home offers a rare balance of flexibility, lifestyle, and long term livability in one of Calgary's most desirable lake communities.