



**48 Magnolia Parade SE
Calgary, Alberta**

MLS # A2300911



\$555,000

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|------------------|---|---------------|------------------|
| Division: | Mahogany | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,295 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Parking Pad, RV Access/Parking | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn, Level | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Storage shed

Rarely do you find a pre-owned home that is BETTER THAN NEW!! Immaculately kept home nestled in the quiet and calm part of Mahogany! The upgrades start at the outside of the home with stucco siding and elevation and continue to be noticeable as you walk through the home. loaded with natural light, this modern open floorplan is sure to please. ample cabinets, stone counters, and stainless appliances grace this kitchen with style and sophistication. The cozy living room has an electric fireplace , large windows , and room to relax after a long day. Huge dining space is perfect for entertaining and offers extra room for storage, a coffee bar, or a dedicated pet space. The upper level is perfect for families with 3 bedrooms and laundry all in one. The primary ensuite is blessed with natural light , space, a 4 piece ensuite and walk in closet. the lower level is ready for development with plumbing rough-in , windows and plenty of room for an additional bedroom and living space. Put on your flip flops and enjoy lake living , beaches, and 4 season lake living. The back yard offers a true oasis with a beautifully built deck , parking space, and enough space to enjoy summer bbq's with friends and family . This affordable home offers a lifestyle for the outdoor enthusiast. Make you appt to view today !