



6 Magnolia Manor SE
Calgary, Alberta

MLS # A2157559



\$949,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,256 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: Solar Panels System

Exceptional 4-Bedroom Family Home with Solar Panels in a Lake Community! Discover your next family home in this spacious 4-bedroom, 3.5-bathroom property located in a picturesque lake community. With over 3,000 square feet of developed space, this home combines comfort, style, and energy efficiency. The heart of this home is its gourmet kitchen, designed for both everyday living and entertaining. High-end appliances, ample storage, and elegant finishes make it a culinary enthusiast's dream. The open layout flows seamlessly into the living and dining areas, perfect for hosting family and friends. Work from home with ease in the main floor office, or retreat to the fully finished basement, offering endless possibilities—whether it's a home theater, playroom, or guest suite. The spacious bedrooms upstairs include a luxurious principal suite with a spa-like ensuite bath. The additional bedrooms provide plenty of space for family members or guests. Outside, the expansive yard is an entertainer's delight, perfect for summer barbecues, gardening, or simply enjoying the outdoors. The home also features solar panels, ensuring lower energy costs! Nestled in a vibrant lake community, you'll enjoy access to serene walking trails, recreational facilities, and great schools. This home offers the perfect blend of modern amenities, outdoor space, and a family-friendly neighborhood. Don't miss out on this incredible opportunity—schedule a viewing today!