



GRASSROOTS
REALTY GROUP

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

72 Magnolia Bay SE
Calgary, Alberta

MLS # A2164311



\$849,999

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,726 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	High Efficiency, Electric, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Cement Fiber Board, Concrete	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

****LEGAL 2-BEDROOM SECONDARY SUITE!**** Located in the highly desirable and neighborly LAKE community of Mahogany, this stunning BRAND-NEW home by award-winning Hopewell offers luxury living with views and access to endless walking paths right from your backyard! Enjoy the lifestyle this community provides, featuring a scenic lake, parks, wetlands and plenty of green space just steps away. An open concept main floor showcases a modern design with luxury vinyl plank flooring, high ceilings, upgraded matte black hardware & lighting package, all finished in a neutral color palette. The spacious gourmet kitchen, boasts stainless steel appliances, sleek quartz countertops, a tiled backsplash, custom cabinetry, and a large central island with breakfast bar. The kitchen flows seamlessly into the dining area and spacious family room, where large windows & a door open to the backyard - perfect for taking in those beautiful views and enjoying outdoor living. This level also includes a 2 pc bathroom and a convenient home office, den or guest area. Upstairs, you'll find a bonus room, great for unwinding at the end of the day, as well as the primary bedroom with a walk-in closet and a 4 pc ensuite featuring a stand-alone glass & tile shower, dual vanity, quartz counters, and ample storage. 2 additional bedrooms, a full 4 pc bathroom with soaker tub, and an upstairs laundry room provide convenience for the entire family. This home also comes with a roughed in air conditioning line that can be added to the mortgage or added after possession. The property also features a legal suite, outfitted with 2 bedrooms, perfect for generating rental income or accommodating extended family. Finished by the builder, this suite has its own separate side entrance which is fully paved, a full kitchen with quartz countertops and stainless steel appliances, a living room, two

bedrooms, a full bathroom, and a separate laundry room. Last, but certainly not least, the home is also equipped with an oversized double attached garage & driveway with additional parking spaces. Don't miss your chance to own this exceptional home in Mahogany, where nature, recreation, and community come together!