



**63 Magnolia Court SE
Calgary, Alberta**

MLS # A2206335



\$824,999

Division:	Mahogany		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,342 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Discover this stunning 3-bedroom, 2.5-bathroom modern detached smart-home in the highly desirable community of Mahogany. Designed with a unique 4-level split floorplan by Jayman, this home offers exceptional space and versatility. The second level features a bright and functional office space, perfect for remote work or study. On the third level, you'll find the private parents' retreat, complete with a spacious walk-in closet and a luxurious 5-piece ensuite featuring a soaker tub, dual sinks, and a separate shower. The upper level boasts two additional bedrooms, a bonus room, and a 5-piece bath with dual sinks, making it ideal for family or guests. The main floor is designed for entertaining, with a timeless kitchen overlooking a cozy living room with a fireplace. A deck off the kitchen provides easy access for BBQing, while the backyard is ready for your personal touch. This home is also energy-efficient, featuring solar panels to help reduce utility costs. Additional features include solar panels, an attached garage for convenience, an unfinished basement with endless possibilities for customization, and a storage room for added space. Mahogany is centered around Calgary's largest freshwater lake, featuring beaches, parks, and scenic walking trails. Residents enjoy access to the Mahogany Beach Club, offering activities like swimming, kayaking, skating and more! The area is home to shopping, dining, and recreational facilities, with Westman Village providing a unique urban-style living experience. Don't miss the opportunity to call this exceptional property home!