

133 MAGNOLIA Terrace, Calgary T3M3N3

MLS®#: **A2145006** Area: **Mahogany** Listing Date: **06/28/24** List Price: **\$699,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,939 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,668**
 Low Sqft:
 Ttl Sqft: **1,668**

DOM
7
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Level,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **High Ceilings,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`10" x 17`7"	Dining Room	Main	14`11" x 14`9"
Kitchen	Main	14`11" x 9`11"	Game Room	Basement	17`9" x 14`3"
Bedroom	Second	9`0" x 11`2"	Bedroom	Second	9`6" x 13`3"
Bedroom - Primary	Second	12`5" x 12`2"	Bedroom	Basement	11`2" x 11`10"
2pc Bathroom	Main	4`9" x 4`10"	4pc Bathroom	Second	4`11" x 8`3"
5pc Ensuite bath	Second	6`0" x 18`6"	4pc Bathroom	Basement	5`8" x 9`10"
Furnace/Utility Room	Basement	9`6" x 8`10"			

Title:
Fee Simple
Legal Desc:

2211011

Zoning:
R-G

Remarks

Pub Rmks: **WELCOME TO THIS STUNNING MODERN STYLE HOME ON A LARGE CORNER LOT IN THE PREMIER LAKE COMMUNITY OF MAHOGANY! This excellent property boasts 4 bedrooms, 3.5 bathrooms, and a FULLY FINISHED BASEMENT, providing over 2400 sq.ft. of DEVELOPED LIVING SPACE. Step inside to discover an OPEN CONCEPT layout with HIGH CEILINGS and numerous upgrades, including the eco-friendly addition of SOLAR PANELS to help reduce your electric bills. The main floor features a BRIGHT and SPACIOUS DESIGN with large windows, a well-appointed kitchen with ample cupboard and counter space, STAINLESS STEEL APPLIANCES including a GAS COOKTOP, BUILT-IN OVEN and MICROWAVE, and a large ELEVATED DINING ROOM with a railing overlooking the living room. The inviting living room showcases a FEATURE WALL with an ELECTRIC FIREPLACE, creating a cozy ambiance perfect for relaxing or entertaining. Upstairs, the generous primary bedroom impresses with LARGE CORNER WINDOWS, a walk-in closet, and a LUXURIOUS 5-piece ENSUITE BATHROOM complete with dual sinks, a SOAKER TUB, and a WALK-IN TILED SHOWER. Two additional well-sized bedrooms, a convenient laundry area, and a 4-piece guest bathroom round out the upper level. The FULLY DEVELOPED BASEMENT offers even more living space, featuring a large recreation room with HIGH CEILINGS and PROJECTOR setup for movie nights, a spacious 4th bedroom, and another 4-piece bathroom for added convenience. Mahogany is a vibrant community offering a plethora of amenities such as schools, parks, pathways, restaurants, shopping, and more, making it an ideal place to call home. DON'T MISS THIS FANTASTIC OPPORTUNITY to make this beautiful property your very own! Schedule a showing today and experience the best of modern living in Mahogany.**

Inclusions: **Projector in basement recreation room**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











