

**149 MAGNOLIA Terrace, Calgary T3M 2B6**

MLS®#: **A2166946** Area: **Mahogany** Listing Date: **09/18/24** List Price: **\$789,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **3,080 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,655**  
 Low Sqft:  
 Ttl Sqft: **1,655**

DOM

**1**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air** Flooring: **Vinyl Plank**  
 Sewer: Water Source:  
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Gas Cooktop, Microwave, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`11" x 18`10"	Dining Room	Main	12`3" x 14`11"
Kitchen	Main	12`4" x 14`11"	2pc Bathroom	Main	4`10" x 4`8"
Bedroom	Second	13`1" x 9`6"	Bedroom	Second	11`2" x 9`0"
4pc Bathroom	Second	8`3" x 4`11"	5pc Ensuite bath	Second	18`2" x 6`2"
Bedroom - Primary	Second	12`2" x 12`5"	Living/Dining Room Combination	Suite	15`8" x 17`10"
Kitchen	Suite	2`1" x 9`5"	Bedroom	Suite	10`6" x 11`4"
4pc Bathroom	Suite	12`7" x 5`11"	Furnace/Utility Room	Lower	9`1" x 9`4"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2211011**

Remarks

Pub Rmks: **Step into this never lived in show home in the vibrant lake community of Mahogany. With 4 bedrooms, 3.5 bathrooms, and over 2,400 sqft of expertly crafted living space, this home offers a perfect balance of style and function. The main level features an open-concept design with a gourmet kitchen equipped with stainless steel appliances, built in wall oven, quartz countertops, and a large island—perfect for preparing meals and hosting friends. The bright and spacious living and dining areas provide a comfortable setting for daily life or entertaining. The upper level is home to a luxurious primary bedroom complete with a spa-like ensuite featuring dual sinks, a soaker tub, and a walk-in shower. Two additional bedrooms, a full bathroom, and a convenient laundry room round out the upper floor, making this layout ideal for families. The fully finished legal basement suite is a standout feature, offering a 1-bedroom unit with its own kitchen, laundry, and private entrance—perfect for generating rental income or providing space for extended family or guests. This air-conditioned property is vacant and ready to move in! Don't miss your chance to own this incredible show home where no detail has been overlooked!**

Inclusions:  
Property Listed By: **N/A**  
**Renzo Real Estate Inc.**

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













