



THE
A-TEAM

**RE/MAX
FIRST**

108 MAGNOLIA Way, Calgary T3M 2W6

MLS®#: **A2172629**

Area: **Mahogany**

Listing Date: **11/08/24**

List Price: **\$770,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**
Lot Information
Lot Sz Ar: **4,101 sqft**
Lot Shape: **6.92m x 6.36m x
29.74m x 11.42m x
34.19m**

Access:
Lot Feat: **Back Lane,Corner Lot**
Park Feat: **Off Street**

DOM

13
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking
Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Pantry,See Remarks,Tray Ceiling(s),Walk-In Closet(s),Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`10" x 10`6"
Living Room	Main	17`5" x 12`11"
Laundry	Upper	6`3" x 5`9"
Furnace/Utility Room	Basement	9`5" x 9`4"
Bedroom	Upper	10`11" x 9`6"
Bedroom	Basement	11`6" x 10`6"
2pc Bathroom	Main	4`11" x 4`9"

Room	Level	Dimensions
Dining Room	Main	12`4" x 10`0"
Kitchen With Eating Area	Basement	17`10" x 14`4"
Mud Room	Main	7`3" x 3`7"
Bedroom - Primary	Upper	13`6" x 12`5"
Bedroom	Upper	11`2" x 9`0"
Walk-In Closet	Upper	7`1" x 5`0"
4pc Bathroom	Upper	8`6" x 4`11"

4pc Ensuite bath

Upper

10`9" x 4`11"

4pc Bathroom
Legal/Tax/Financial

Basement

12`8" x 5`11"

Title:
Fee Simple
Legal Desc:

1811915

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this exquisite 4-bedroom, 3.5-bathroom home, offering 2,375 square feet of developed living space in the sought-after lake community of Mahogany. Designed for modern living, this home features a chef's kitchen with sleek quartz countertops, a gas range, and top-of-the-line stainless steel appliances — perfect for culinary enthusiasts. The main floor features an open-concept layout that is flooded with natural light, thanks to extra windows and you'll love the high ceilings in the living room. Upgrades are abundant, including beautiful hardwood floors, a smart home system, energy-efficient solar panels plus much more. The fully developed basement boasts a legal 1-bedroom suite with separate laundry and high ceilings — an ideal space for guests or additional rental income. Situated on a corner lot with tons of potential, you'll also enjoy private beach access, scenic walking paths, and convenient proximity to both Deerfoot and Stoney Trails. With amenities just minutes from your doorstep, this is the perfect place to call home. Live the lifestyle you deserve in this stunning, modern home!**

Inclusions: **Range Hood, Basement: Dishwasher, Dryer, Electric stove, Microwave/Range hood, Refrigerator, Washer, Window coverings - ALL**

Property Listed By: **Real Broker**

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







