



47 MAGNOLIA Way, Calgary T3M 3E4

MLS®#: **A2173572** Area: **Mahogany** Listing **10/17/24** List Price: **\$649,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2021** Abv Sqft: **1,609**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,036 sqft** Ttl Sqft: **1,609**
 Lot Shape:

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Dog Run Fenced In,Gazebo,Front Yard,Lawn,Irregular Lot,Landscaped,Level,Underground Sprinklers,Private,Rectangular Lot,See Remarks**
 Park Feat: **Alley Access,Covered,Double Garage Detached,Enclosed,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Oversized,Rear Drive,Secured,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Central,Forced Air** **Cement Fiber Board,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **BBQ gas line,Dog Run,Other,Private Entrance,Private Yard,Storage** **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Bathroom Rough-in,Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`11"	Dining Room	Main	15`2" x 11`0"
Foyer	Main	6`0" x 5`9"	Kitchen	Main	12`11" x 15`6"
Living Room	Main	16`9" x 13`5"	Mud Room	Main	4`6" x 5`6"
Pantry	Main	5`7" x 4`0"	4pc Bathroom	Upper	8`5" x 4`10"
4pc Ensuite bath	Upper	8`8" x 8`4"	Bedroom	Upper	10`0" x 10`2"
Bedroom	Upper	8`8" x 13`2"	Laundry	Upper	6`4" x 6`5"

Bedroom - Primary

Upper

13`8" x 11`5"

Walk-In Closet
Legal/Tax/Financial

Upper

5`1" x 8`6"

Title:
Fee Simple
Legal Desc:

1911848

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to #47 Magnolia Way SE, an exquisite home situated in the prestigious lake community of Mahogany. Built by Excel Homes, this "Dawson" model is practically brand new! This property features 3 large bedrooms and 2.5 spa-inspired bathrooms in 1,609 square feet of thoughtfully designed above-grade living space. Top-of-the-line features and finishings here including: Hardie board siding, central air conditioning, Kineticco water softener system, 9-ft ceilings (main floor/basement), quartz countertops throughout (kitchen/bathrooms), luxury vinyl plank flooring, upgraded carpet/underlay, upgraded bathroom floor tile, a natural gas fireplace (with real stone surround), upgraded light fixtures, wallpapered accent walls, and high-calibre window treatments. The chef's kitchen impresses with an oversized kitchen island, white shaker-style cabinets (with extra drawers), stainless steel appliances, and a large walk-in pantry. The primary bedroom has an ensuite with dual vanity, luxurious glass walk-in shower with bench seat, and walk-in closet with custom built shelving/cabinetry. Set on a sprawling 4,036 square foot lot with sunny south-facing backyard exposure, the outdoor space is an absolute showstopper! Attributes include a composite deck with aluminum railings and privacy wall, two concrete patio spaces, gazebo, gas BBQ hookup, lush and immaculate landscaping supported by an underground sprinkler system, faux-grass dog run, and an oversized double detached garage (with natural gas heater, 8-ft garage door, electrical outlets, and exterior pot lights). The unfinished basement (764 square feet), is accessible via a separate side entry, has 9-ft ceilings, two large windows, electrical outlets already installed, bathroom rough-ins, and awaits your final touches. Lake access privileges and near to all amenities! Don't miss out on this spectacular property. Call today!**

Inclusions: **Primary Bedroom Closet Storage Shelving/Cabinetry, Underground Sprinkler System, Natural Gas Heater in Garage**

Property Listed By: **MaxWell Capital Realty**

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









47 Magnolia Way SE, Calgary, AB

Main Floor Exterior Area 832.76 sq ft
Interior Area 738.57 sq ft



PREPARED: 2024/10/12

White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

47 Magnolia Way SE, Calgary, AB

2nd Floor Exterior Area 806.45 sq ft
Interior Area 741.28 sq ft
Excluded Area 5.98 sq ft

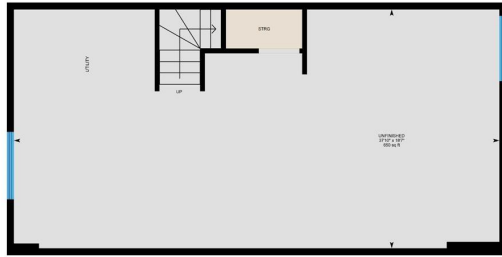


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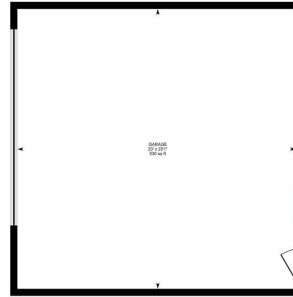
Basement (Below Grade) Exterior Area 763.76 sq ft
Interior Area 701.48 sq ft



While regions are excluded from total floor area in GUADE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Garage (detached) Excluded Area 629.99 sq ft



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