



THE
A-TEAM

**RE/MAX
FIRST**

96 MAGNOLIA Grove, Calgary T3M 3E5

MLS®#: **A2178095**

Area: **Mahogany**

Listing Date: **11/07/24**

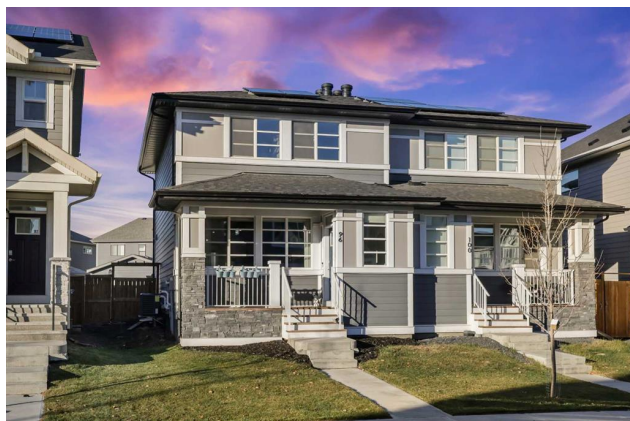
List Price: **\$585,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,046 sqft**
Lot Shape:

Access:

Lot Feat: **Front Yard,Lawn**
Park Feat: **Off Street,Stall**

Finished Floor Area

Abv Sqft: **1,563**
Low Sqft:
Ttl Sqft: **1,563**

DOM

13

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **3**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**
Int Feat: **No Smoking Home,Pantry,Quartz Counters,Smart Home,Storage,Tankless Hot Water,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`1" x 13`0"	Kitchen	Main	14`3" x 9`4"
Dining Room	Main	11`0" x 10`1"	Foyer	Main	11`7" x 5`6"
Mud Room	Main	6`11" x 3`10"	Nook	Main	5`1" x 3`0"
2pc Bathroom	Main	5`0" x 4`11"	Porch - Enclosed	Main	12`9" x 5`0"
Covered Porch	Main	11`6" x 11`6"	Bedroom - Primary	Second	13`2" x 12`5"
Walk-In Closet	Second	7`7" x 5`5"	4pc Ensuite bath	Second	9`8" x 5`5"
Bedroom	Second	11`0" x 9`4"	Bedroom	Second	11`0" x 9`4"

Laundry
Game Room

Second
Basement

4`10" x 3`7"
28`2" x 12`4"

4pc Bathroom
Furnace/Utility Room
Legal/Tax/Financial

Second
Basement

9`4" x 4`11"
18`5" x 7`7"

Title:
Fee Simple
Legal Desc:

1911848

Zoning:
R-G

Remarks

Pub Rmks:

***Open house Saturday and Sunday (9th and 10th) from 12-3pm* Welcome to your new lake life in Mahogany! This stunning 3-bedroom, 2.5-bathroom home, built in 2021, boasts over 1,550 sq ft of beautifully designed living space and offers exclusive beach and lake access in one of Calgary's most sought-after lake communities! Pride of ownership shines throughout, with thoughtful upgrades and modern finishes that create a perfect blend of style and function. Step inside to be greeted by bright, sunlit spaces thanks to an abundance of natural light and upgraded luxury vinyl plank flooring that adds warmth and elegance to every room. The main floor features a chef-inspired kitchen, complete with quartz countertops, stainless steel appliances, a built-in microwave, and ample cabinetry—perfect for entertaining and everyday living. The open layout flows seamlessly to the inviting living and dining areas, all kept comfortable year-round with central air conditioning. Upstairs, the spacious primary suite is a private oasis, featuring a large walk-in closet and a beautifully appointed en-suite bathroom. Two additional bedrooms, generously sized, along with a full bathroom, provide plenty of space for family or guests. The unfinished basement is a blank canvas with rough-in plumbing already in place for an additional bathroom and ample room to add a fourth bedroom, a rec area, or anything you envision. This home also includes a tankless hot water tank and a high-efficiency furnace for energy savings and comfort. Outside, you have a beautiful fenced in yard for the kids and pets to play in. There's also an opportunity to build your dream double detached garage, adding convenience and value. Located close to shopping, grocery stores, restaurants, a hospital, and schools, this home provides the perfect balance of tranquility and accessibility. Don't miss your chance to experience lakeside living at its finest in Mahogany! Call your favorite Realtor today and experience this magnificent home in person, but don't wait, this home won't last long!**

Inclusions:
Property Listed By:

**TV in living room, TV in bedroom and vacuum
eXp Realty**

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



