

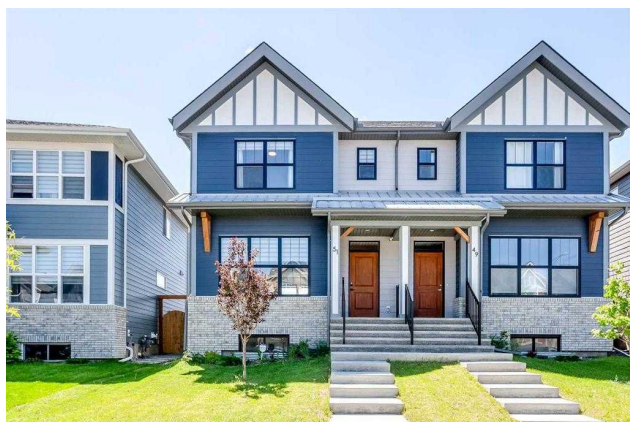


THE
A-TEAM

**RE/MAX
FIRST**

51 MAGNOLIA Way, Calgary T3M 3E4

MLS@#: **A2178111** Area: **Mahogany** Listing Date: **11/08/24** List Price: **\$659,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **3,595 sqft**
 Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Level,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Detached,On Street**

DOM

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Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Central Vacuum,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`3" x 11`9"	Dining Room	Main	10`7" x 10`2"
Living Room	Main	12`11" x 11`6"	Game Room	Basement	12`4" x 10`11"
Living Room	Basement	18`0" x 10`8"	Laundry	Basement	12`2" x 9`1"
Mud Room	Main	11`9" x 3`11"	2pc Bathroom	Main	7`3" x 2`8"
4pc Bathroom	Main	8`0" x 4`11"	3pc Ensuite bath	Second	9`6" x 5`4"
4pc Bathroom	Basement	8`5" x 4`11"	Bedroom - Primary	Second	12`11" x 11`0"
Bedroom	Second	11`5" x 9`0"	Bedroom	Second	9`8" x 9`6"

Title: **Fee Simple**
Legal Desc: **1911848**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to the vibrant lake community of Mahogany! This stunning semi-detached is the ultimate blend of luxury and comfort, featuring 3 spacious bedrooms and 3.5 stylish bathrooms—perfect for your modern lifestyle. Step into the heart of the home: a dazzling kitchen with sophisticated quartz countertops and a gas range, ideal for creating gourmet meals and hosting lively gatherings. The bright, open living room exudes warmth and charm, creating a space where you'll love to relax and entertain. Upstairs, discover three beautifully designed bedrooms, each crafted with your family's needs in mind. The primary bedroom is a true retreat, complete with a large walk-in closet and a gorgeous en-suite bathroom featuring a tiled glass shower for a spa-like experience. Head down to the fully finished basement, where you'll find a full bathroom, rough-in for a wet bar, and ample space for entertainment, a home gym, or whatever your heart desires. Stay cool all summer with central air conditioning, and make the most of outdoor entertaining on the stamped concrete patio, complete with a gas line for effortless BBQing. The oversized 26 x 21-foot garage is insulated, heated, and even includes a Wi-Fi router hookup—ideal for those who appreciate convenience and practicality. The community of Mahogany is brimming with top-notch amenities, including a sparkling 63-acre lake, a private beach club, scenic picnic spots, and winding walking trails. In winter, enjoy ice skating and a variety of seasonal activities. Don't let this opportunity pass by—schedule your viewing today and step into the lifestyle you've been dreaming of!**

Inclusions: **N/A**
Property Listed By: **Charles**

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



