



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 MAGNOLIA Drive, Calgary T3M 3S7**

MLS®#: **A2188283**      Area: **Mahogany**      Listing Date: **01/16/25**      List Price: **\$784,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **2,992 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **1,697**  
 Low Sqft:  
 Ttl Sqft: **1,697**

DOM

**6**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **5.0 (5 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet, Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`9" x 5`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 9`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`7" x 6`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 13`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`7" x 13`8"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`10"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>6`2" x 9`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 12`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 12`5"</b>	<b>Laundry</b>	<b>Second</b>	<b>4`11" x 6`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`4" x 14`0"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 8`8"</b>
<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>4`11" x 7`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`5" x 11`3"</b>

**Bedroom  
Furnace/Utility Room**

**Basement  
Basement**

**11`10" x 8`9"  
7`8" x 8`2"**

**Kitchen**

**Basement**

**13`7" x 18`1"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311733**

Zoning:  
**R-G**

Remarks

Pub Rmks: **An incredible opportunity to meet your growing family needs or expand your investment portfolio, with 6 Bedrooms and 5 bathrooms and over 2400 sq ft of living space, this property truly has it all. The flexibility of living upstairs while renting out the lower level, awaits with this stunning property featuring a 2-bedroom, 2-bathroom LEGAL SUITE WITH A SEPARATE ENTRANCE. The main level boasts an open-concept layout enhanced by elegant vinyl flooring, providing a warm contrast to the modern finishes. At the front, a standout feature includes a MAIN FLOOR BEDROOM which can also be used as a versatile flex room whether for work, relaxation, or play. Across from the room is a full bath, a unique feature on the main floor. Further down the hall, large rear windows flood the space with natural light, creating a bright and welcoming atmosphere. The centerpiece of the home is the centrally located kitchen, a perfect blend of modern aesthetics and natural tones, highlighted by the island's warm feel and a subtle backsplash. A dining area ideal for hosting family dinners, while the cozy living room provides the perfect spot for movie nights or watching the big game. Upstairs, the primary suite and the additional bedrooms, offering both privacy and functionality. The primary bedroom features a luxurious 4-piece ensuite with double vanity sinks and a generous walk-in closet. Two additional bedrooms, a convenient upper laundry room, and another 4-piece bathroom complete the upper level, making it perfect for a growing family. The highlight of this property is the fully equipped 2-bedroom, 2-bathroom legal suite with its own separate entrance and laundry. This suite is ideal as a mortgage helper or in-law accommodation, complete with a full kitchen, a comfortable living area, and two spacious bedrooms. The suite ensures complete independence and privacy for tenants or additional family members. The spacious lot also provides space for a future garage while maintaining a backyard. Nestled in one of Calgary's most desirable lake communities, Mahogany, this home offers more than just a place to live—it provides an unparalleled lifestyle. Enjoy exclusive access to Calgary's largest freshwater lake, perfect for swimming, paddleboarding, fishing, and relaxing on sandy beaches. With vast acres of wetlands, beautifully landscaped parks, and extensive walking and biking trails, Mahogany is a haven for outdoor enthusiasts. The nearby market offers a variety of shops, restaurants, and services, ensuring all your needs are met. With its convenient access to major roadways, top-rated schools, and a vibrant, family-friendly atmosphere, Mahogany represents an extraordinary place to call home. Book your showing today!**

Inclusions: **In Basement: Refrigerator, Electric Range, Microwave hoodfan, Washer, Dryer, Dishwasher**  
Property Listed By: **CIR Realty**

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







