



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**50 MAGNOLIA Street, Calgary T3M 3X9**

MLS®#: **A2188760**

Area: **Mahogany**

Listing Date: **01/19/25**

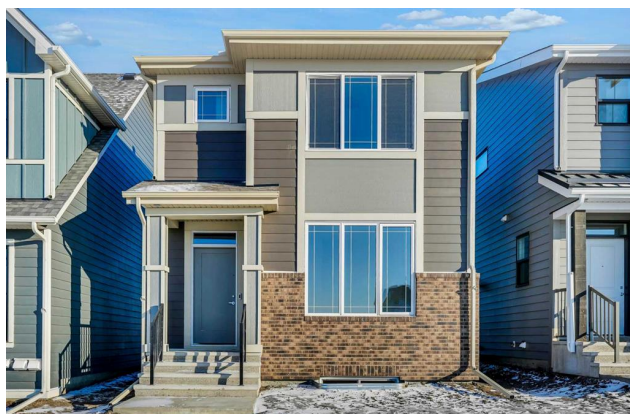
List Price: **\$680,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**  
Lot Information  
Lot Sz Ar: **2,855 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,865**  
Low Sqft:  
Ttl Sqft: **1,865**

DOM

**13**  
Layout  
Beds: **4 (4 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Lake,Front Yard,Rectangular Lot**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,High Efficiency,ENERGY STAR Qualified Equipment,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Smart Home,Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`2" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`8" x 13`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`11" x 10`11"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`11" x 7`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 10`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`1" x 16`9"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`0" x 5`10"</b>	<b>Pantry</b>	<b>Main</b>	<b>5`0" x 4`3"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>5`8" x 10`0"</b>	<b>5pc Bathroom</b>	<b>Upper</b>	<b>5`1" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 13`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`5" x 10`1"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`8" x 13`2"</b>	<b>Laundry</b>	<b>Upper</b>	<b>5`1" x 8`4"</b>

Bedroom - Primary

Upper

13`1" x 14`8"

Walk-In Closet  
Legal/Tax/Financial

Upper

5`9" x 6`3"

Title:  
**Fee Simple**  
Legal Desc:

2410897

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to your dream home! Nestled in the vibrant and family-friendly lake community of Mahogany, this stunning 2-storey detached home offers beautifully designed living space with thoughtful upgrades throughout. With an east-west orientation and large Windows the property enjoys natural light from sunrise to sunset. Main floor features a bedroom and a full 4-pc bathroom—ideal for guests or multi-generational living. Moving back you are greeted with an open concept Living Room and a large dining room. Upgraded kitchen showcases elegant cabinets with bronze hardware, quartz countertops, a Walk-In Pantry and a sleek matte black lighting package. Upstairs, the central bonus room offers a versatile space perfect for family gatherings, a home office, or a playroom. The luxurious primary bedroom is a true retreat, complete with a private 3-piece en-suite, a spacious walk-in closet, and large windows that fill the room with natural light. Two additional well-sized bedrooms, a full 5pc bathroom with dual sinks and a conveniently located laundry room complete the upper level, ensuring comfort and practicality for the whole family. A convenient side entrance and 2 windows in the basement provides added functionality and potential for a future basement development. The home boasts 9-ft ceilings on both the main floor and basement, creating an open and airy feel throughout. Mahogany is a sought-after lake community offering year-round recreation and convenient access to shopping, dining, and entertainment. This home combines luxury and practicality, making it the perfect place for your family to thrive. Don't miss your chance to live in one of Calgary's most desirable neighborhoods—schedule your showing today!**

Inclusions:  
Property Listed By:

**N/A**  
**URBAN-REALTY.ca**

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



