# \$965,000 - 146 Magnolia Way Se, Calgary

MLS® #A2214188

# \$965,000

7 Bedroom, 4.00 Bathroom, 2,253 sqft Residential on 0.08 Acres

Mahogany, Calgary, Alberta

\*\*BE SURE TO CLICK ON & WATCH OUR BRANDED YOUTUBE VIRTUAL TOUR LINK! Over 3,100 livable square feet in this 7 Bedroom + 4 FULL Bath home with LEGAL BASEMENT SUITE + Separate Entrance, and Central A/C in the gorgeous Lake Community of Mahogany! Say hello to Main Floor features like 9' ceilings, beautiful, open-concept Kitchen with large island, Quartz countertops, full-height custom cabinetry, GAS stove and stainless steel appliances and lavish tile backsplash. There's also a VERY large walk-in pantry with plenty of storage options, a FULL Bathroom and a Bedroom, along with a large Living Room with electric fireplace, room to mount your flatscreen TV and large Dining Room as well. Upstairs, you'll find a large central Family/Bonus room ideal for relaxing with the family, Primary Bedroom with walk-in closet and lavish 5-pc Ensuite Bath with tiled soaker tub, separate shower and dual vanities. Three more additional bedrooms, another Full Bathroom, and walk-in Laundry Room, with additional storage, round out the Upper Level. The fully-finished Lower includes a LEGAL Basement Suite with a separate exterior entrance, as well as a separate furnace and water heater. There's also another full Kitchen with stainless steel appliances and spacious Living/Dining Room area. There are also 2 Bedrooms, and 4-pc Bath along with an in-suite, stacked, washer and dryer laundry area. The backyard has the deck already built, along with a patio for BBQ season! The







separate/private side entrance has paving stones laid down for easier access and maintenance. Enjoy lake access privileges with four-season lake living, and a short walk to recreation areas like tennis courts, splash park, playgrounds, hockey rink, sandy beaches, walking/biking paths and more! Also close to great shopping, schools, The South Health Campus hospital, The Mahogany Beach house and easy access to Stoney Trail and Deerfoot Trail. This is a wonderful home with possibility of using the Legal Suite as a mortgage helper or for your extended family living needs!

Built in 2023

## **Essential Information**

MLS® # A2214188 Price \$965,000

Bedrooms 7

Bathrooms 4.00

Full Baths 4

Square Footage 2,253 Acres 0.08 Year Built 2023

Type Residential

Sub-Type Detached Style 2 Storey

Status Active

# **Community Information**

Address 146 Magnolia Way Se

Subdivision Mahogany

City Calgary
County Calgary
Province Alberta

Postal Code T3M 3M6

#### **Amenities**

Amenities Beach Access, Clubhouse, Party Room, Picnic Area, Community

Gardens

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home,

Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove,

Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer

Stacked

Heating Forced Air, Natural Gas

Cooling Central Air, None

Fireplace Yes # of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Private Entrance, Private Yard
Lot Description Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Concrete, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed April 23rd, 2025

Days on Market 54
Zoning R-G
HOA Fees 475
HOA Fees Freq. ANN

### **Listing Details**

Listing Office Real Broker

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