



# 133 Magnolia Terrace Calgary Alberta

\$699,000

Listing Presented By:



Originally Listed by:  
CIR Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

WELCOME TO THIS STUNNING MODERN STYLE HOME ON A LARGE CORNER LOT IN THE PREMIER LAKE COMMUNITY OF MAHOGANY! This excellent property boasts 4 bedrooms, 3.5 bathrooms, and a FULLY FINISHED BASEMENT, providing over 2400 sq.ft. of DEVELOPED LIVING SPACE. Step inside to discover an OPEN CONCEPT layout with HIGH CEILINGS and numerous upgrades, including the eco-friendly addition of SOLAR PANELS to help reduce your electric bills. The main floor features a BRIGHT and SPACIOUS DESIGN with large windows, a well-appointed kitchen with ample cupboard and counter space, STAINLESS STEEL APPLIANCES including a GAS COOKTOP, BUILT-IN OVEN and MICROWAVE, and a large ELEVATED DINING ROOM with a railing overlooking the living room. The inviting living room showcases a FEATURE WALL with an ELECTRIC FIREPLACE, creating a cozy ambiance perfect for relaxing or entertaining. Upstairs, the generous primary bedroom impresses with LARGE CORNER WINDOWS, a walk-in closet, and a LUXURIOUS 5-piece ENSUITE BATHROOM complete with dual sinks, a SOAKER TUB, and a WALK-IN TILED SHOWER. Two additional well-sized bedrooms, a convenient laundry area, and a 4-piece guest bathroom round out the upper level. The FULLY DEVELOPED BASEMENT offers even more living space, featuring a large recreation room with HIGH CEILINGS and PROJECTOR setup for movie nights, a spacious 4th bedroom, and another 4-piece bathroom for added convenience. Mahogany is a vibrant community offering a plethora of amenities such as schools, parks, pathways, restaurants, shopping, and more, making it an ideal place to call home. DON'T MISS THIS FANTASTIC OPPORTUNITY to make this beautiful property your very own! Schedule a showing today and experience the best of modern living in Mahogany. (id:6769)

Bedroom 9.00 Ft x 11.17 Ft

4pc Bathroom 5.67 Ft x 9.83 Ft

Bedroom 9.50 Ft x 13.25 Ft

Furnace 9.50 Ft x 8.83 Ft

Primary Bedroom 12.42 Ft x 12.17 Ft

Living room 13.83 Ft x 17.58 Ft

4pc Bathroom 4.92 Ft x 8.25 Ft

Dining room 14.92 Ft x 14.75 Ft

5pc Bathroom 6.00 Ft x 18.50 Ft

Kitchen 14.92 Ft x 9.92 Ft

Recreational, Games room 17.75 Ft x 14.25 Ft

2pc Bathroom 4.75 Ft x 4.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Bedroom 11.17 Ft x 11.83 Ft