



211 Magnolia Drive Calgary Alberta

\$784,900

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 addition...

4pc Bathroom 4.92 Ft x 8.83 Ft

4pc Bathroom 6.17 Ft x 9.00 Ft

Bedroom 9.25 Ft x 12.42 Ft

Bedroom 9.33 Ft x 12.42 Ft

Laundry room 4.92 Ft x 6.75 Ft

Primary Bedroom 12.33 Ft x 14.00 Ft

Bedroom 11.83 Ft x 8.75 Ft

Kitchen 13.58 Ft x 18.08 Ft

Furnace 7.67 Ft x 8.17 Ft

3pc Bathroom 5.75 Ft x 5.92 Ft

Bedroom 9.08 Ft x 9.33 Ft

Dining room 14.58 Ft x 6.67 Ft

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Listing Presented By:



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Mirror

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Living room 14.58 Ft x 13.67 Ft