



215 Magnolia Drive Calgary Alberta

\$749,998

?? Stunning 2,500 Sq Ft Home + LEGAL 2-Bed Basement Suite | Mahogany SE, Calgary?? Prime Location in Desirable Mahogany | ?? 1,714 Sq Ft Above Grade + 784 Sq Ft LEGAL Basement Suite | ?? Luxury Finishes ThroughoutWelcome to this exquisitely designed 2,500 sq ft total finished home in the highly sought-after Mahogany community! Perfect for families or investors, this property features a legal 2-bedroom basement suite with a private entrance, offering rental income potential (ideal mortgage helper in Calgary's most popular rental area).? MAIN FLOOR - Modern EleganceGourmet kitchen with premium quartz countertops, stylish backsplash & high-end stainless steel appliancesOpen-concept living & dining area - flooded with natural lightFull bedroom & bathroom - perfect for guests or home officeTrendy designer light fixtures - a true showstopper!??? UPSTAIRS - Spacious & SerenePrimary suite with spa-like ensuite & walk-in closetTwo additional well-sized bedrooms - plenty of space for familyBonus room - ideal for a cozy TV lounge or play area?? BASEMENT - LEGAL 2-Bed, 2-Bath Secondary SuiteFully self-contained with separate entranceTwo bedrooms & two bathrooms - perfect for tenants or extended familyHigh rental demand in Mahogany - great investment opportunity?? COMMUNITY PERKSSteps to Mahogany Lake, parks, & walking trailsTop-rated schools, shopping, & dining nearbyEasy access to Stoney Trail & major commuter routesThis turnkey home blends luxury, functionality, and income potential--don't miss out! Schedule your viewing today! (id:6769)

4pc Bathroom 5.08 Ft x 8.92 Ft
4pc Bathroom 6.25 Ft x 8.92 Ft
Bedroom 9.33 Ft x 12.50 Ft
Bedroom 9.33 Ft x 12.50 Ft
Laundry room 5.08 Ft x 6.75 Ft
Primary Bedroom 12.42 Ft x 14.00 Ft
4pc Bathroom 5.00 Ft x 7.92 Ft
4pc Bathroom 5.00 Ft x 8.83 Ft
Bedroom 9.58 Ft x 11.33 Ft

Dining room 12.08 Ft x 10.25 Ft
Kitchen 8.33 Ft x 12.33 Ft
Storage 3.25 Ft x 9.83 Ft
Furnace 7.33 Ft x 8.42 Ft
3pc Bathroom 6.08 Ft x 5.92 Ft
Bedroom 9.17 Ft x 9.42 Ft
Dining room 14.67 Ft x 7.42 Ft
Kitchen 11.92 Ft x 14.00 Ft
Living room 14.67 Ft x 12.83 Ft

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Listing Presented By:



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