



# 313 Magnolia Place Calgary Alberta

\$1,120,000

Welcome to the ultimate home the prestigious lake community of Mahogany! Loaded with upgrades and completed in August 2023, you will be the first to call this home your own. Tucked away at a quiet cul-de-sac, offering over 2480 square feet above ground of elegant finishes. The open concept main floor offers a chef's kitchen with built in gas stovetop, kitchen-aid stainless steel appliances, built in oven & microwave, gleaming quartz counters, trendy white cabinetry with large central island, huge walk through pantry, just to name a few. Spacious open concept dining to living room area are both encased with large windows maximizing the amount of natural light. The living room is finished with an energy efficient electric fireplace. The main level also has a convenient office space off of the front door, a mudroom connected to the garage & a 2 pc bathroom. Upstairs you'll discover a large bonus room, 4 bedrooms and a laundry room. The primary bedroom offers a spacious area to escape & rest along with a huge walk-in closet and a large luxurious ensuite. Moving to the finished lower level that has been professionally built & finished with the same taste as the rest of the house, you will find a huge recreation room, a 5th bedroom & a full bathroom. The basement offers an additional 769 square feet of finished space. This home offers tons of room for a growing family. Your dream backyard awaits with a blank slate - where you can design your own dream yard for your family! Come and see this dream home to fully appreciate it! (id:6769)

Recreational, Games room 23.42 Ft x 12.75 Ft  
 Bedroom 10.50 Ft x 10.42 Ft  
 Furnace 23.42 Ft x 9.00 Ft  
 Living room 13.33 Ft x 13.00 Ft  
 Pantry 8.50 Ft x 6.50 Ft  
 Dining room 14.25 Ft x 11.92 Ft  
 Kitchen 15.00 Ft x 12.00 Ft  
 Dining room 14.25 Ft x 11.92 Ft  
 Foyer 10.92 Ft x 5.33 Ft

Den 8.67 Ft x 8.33 Ft  
 2pc Bathroom 4.83 Ft x 4.58 Ft  
 Bonus Room 20.33 Ft x 12.83 Ft  
 Primary Bedroom 13.67 Ft x 12.83 Ft  
 Other 11.00 Ft x 5.58 Ft  
 5pc Bathroom 12.42 Ft x 11.67 Ft  
 Bedroom 10.50 Ft x 9.42 Ft  
 Bedroom 12.25 Ft x 9.25 Ft  
 Bedroom 12.25 Ft x 9.25 Ft

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

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