



40 Magnolia Mount Calgary Alberta

\$824,500

This home is not just a place to live, but a place to thrive. Engage in the vibrant community life that Mahogany offers, with its parks, playgrounds, and a bustling lake community. Whether you're seeking tranquility or adventure, this house has it all. As you enter this SMART HOME the open-concept design is complemented by luxurious natural vinyl plank flooring that flows throughout the main level. A versatile front flex room offers endless options, providing the ideal spot for a main floor bedroom, reading room, office or playroom. Moving throughout the main floor you'll notice the abundance of natural light highlighting the space. The kitchen is complete with quartz countertops, loads of cupboard space and stainless-steel appliances with an upgraded fridge, hood fan and gas stove. The dining space and living room ensure ample room for memorable dinners and gatherings with friends and family. The versatility and thoughtful design continue throughout the upper level. The well-placed bonus room creates a useful buffer between the primary bedroom and the other bedrooms, ensuring privacy and quiet. The spacious primary bedroom is a true retreat, featuring a 4-piece ensuite and a generous walk-in closet. Two additional bedrooms on this level are equally impressive. The conveniently located upper laundry room with upgraded W/D makes daily chores effortless. The legal suite features a private entrance, a complete kitchen, living room, separate laundry and two generously sized bedrooms, ideal for use as a mortgage helper or an in-law suite. The outdoor space is equally impressive, featuring a professionally landscaped corner lot yard (18K) perfect for entertaining and to relax on the spacious deck. The double detached garage provides ample parking and storage space. Don't miss the opportunity to own this exceptional property that combines luxury, comfort, and convenience i...

Bedroom 2.80 M x 3.53 M

Bedroom 2.90 M x 3.53 M

Primary Bedroom 3.96 M x 4.47 M

Other 1.73 M x 2.64 M

Family room 3.96 M x 3.25 M

4pc Bathroom Measurements not available

Kitchen 4.34 M x 2.52 M

Living room 5.41 M x 2.77 M

Furnace 1.80 M x 4.29 M

Dining room 3.86 M x 3.02 M

Foyer 4.09 M x 2.90 M

Kitchen 3.86 M x 2.74 M

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

Listing Presented By:



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See

Mirror

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4pc Bathroom Measurements not available
4pc Bathroom Measurements not available
Bedroom 3.51 M x 2.90 M
Bedroom 3.23 M x 2.87 M

Living room 4.55 M x 3.25 M
Office 3.94 M x 2.69 M
2pc Bathroom Measurements not available