



# 137 Magnolia Terrace Calgary Alberta

\$689,000

Brand New home never lived in with 6 BEDROOMS 2550 SQFT LIVING SPACE 3.5 Bath Bonus Room Bedroom + Living Room + Dining Room . Excellent upgrades like 9ft main floor ceiling and 9ft basement Ceiling height along with the Open concept design and dream kitchen with all stainless steel appliances. This house is a great investment opportunity for investors 2 BEDROOMS LIVING ROOM KITCHEN ROUGH IN FULL BATHROOM DEVELOPED BY BUILDER which comes with the Lake Mahogany Privileges. All workmanship is completed by Hopewell home builders and the house comes with full builders warranty for your peace of mind. Residents of this esteemed LAKE COMMUNITY are granted access to a variety of amenities, including PRIVATE LAKE ACCESS, recreational facilities, and walking trails. Indulge in water activities such as BOATING, FISHING, or simply basking in the sun on the community BEACH. The possibilities for leisure and enjoyment are endless. Conveniently located near shopping, dining, and entertainment options, this home offers the perfect balance of tranquility and accessibility. (id:6769)

Living room 17.67 Ft x 20.83 Ft  
 Bedroom 12.08 Ft x 9.92 Ft  
 4pc Bathroom 5.00 Ft x 9.75 Ft  
 Bedroom 9.58 Ft x 11.33 Ft  
 Furnace 7.67 Ft x 8.42 Ft  
 Storage 3.25 Ft x 9.33 Ft  
 Other 6.75 Ft x 6.50 Ft  
 2pc Bathroom 5.08 Ft x 5.58 Ft  
 Den 11.00 Ft x 9.50 Ft  
 Living room 14.67 Ft x 13.00 Ft

Dining room 14.67 Ft x 7.83 Ft  
 Kitchen 12.08 Ft x 13.42 Ft  
 Pantry 6.00 Ft x 4.58 Ft  
 Other 6.08 Ft x 6.17 Ft  
 Primary Bedroom 12.58 Ft x 14.08 Ft  
 Other 6.17 Ft x 4.58 Ft  
 4pc Bathroom 6.25 Ft x 9.00 Ft  
 Laundry room 5.08 Ft x 6.75 Ft  
 4pc Bathroom 5.00 Ft x 8.83 Ft

Listing Presented By:



Originally Listed by:  
 THE REAL ESTATE COMPANY

**RE/MAX**  
 RE/MAX REAL ESTATE  
 (CENTRAL)

773 Glenmore rd , Calgary, British  
 Columbia, V1V 3B9

Phone: (403) 850-6722  
 ctimos@telus.net