



## 146 Magnolia Way Calgary Alberta

\$965,000

**\*\*BE SURE TO CLICK ON & WATCH OUR BRANDED YOUTUBE VIRTUAL TOUR LINK!** Over 3,100 livable square feet in this 7 BDRM + 4 FULL Bath home with LEGAL BASEMENT SUITE + Separate Entrance, and Central A/C in the gorgeous Lake Community of Mahogany! Say hello to Main Floor features like 9' ceilings, beautiful, open-concept Kitchen with large island, Quartz countertops, full-height custom cabinetry, GAS stove and stainless steel appliances and lavish tile backsplash. There's also a VERY large walk-in pantry with plenty of storage options, a FULL Bathroom and a Bedroom, along with a large Living Room with electric fireplace, room to mount your flatscreen TV and large Dining Room as well. Upstairs, you'll find a large central Family/Bonus room ideal for relaxing with the family, Primary Bedroom with walk-in closet and lavish 5-pc Ensuite Bath with tiled soaker tub, separate shower and dual vanities. Three more additional bedrooms, another Full Bathroom, and walk-in Laundry Room, with additional storage, round out the Upper Level. The fully-finished Lower includes a LEGAL Basement Suite with a separate exterior entrance, as well as a separate furnace and water heater. There's also another full Kitchen with stainless steel appliances and spacious Living/Dining Room area. There are also 2 Bedrooms, and 4-pc Bath along with an in-suite, stacked, washer and dryer laundry area. The backyard has the deck already built, along with a patio for BBQ season! The separate/private side entrance has paving stones laid down for easier access and maintenance. Enjoy lake access privileges with four-season lake living, and a short walk to recreation areas like tennis courts, splash park, playgrounds, hockey rink, sandy beaches, walking/biking paths and more! Also close to great shopping, schools, The South Health Campus hospital, The Mahogany Beach house and easy access to Stoney Trail and Deer...

4pc Bathroom 7.58 Ft x 4.83 Ft

Bedroom 11.33 Ft x 9.75 Ft

Bedroom 9.92 Ft x 12.00 Ft

Kitchen 11.83 Ft x 14.58 Ft

Living room 13.58 Ft x 13.00 Ft

Other 8.33 Ft x 10.25 Ft

Pantry 8.75 Ft x 5.50 Ft

Living room 11.75 Ft x 12.83 Ft

4pc Bathroom 5.25 Ft x 11.50 Ft

5pc Bathroom 10.50 Ft x 11.58 Ft

Bedroom 8.83 Ft x 12.17 Ft

Bedroom 8.58 Ft x 15.83 Ft

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Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
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Bedroom	8.58 Ft x 11.50 Ft	Bedroom	13.67 Ft x 11.50 Ft
4pc Bathroom	4.75 Ft x 7.67 Ft	Family room	17.25 Ft x 14.42 Ft
Dining room	11.17 Ft x 10.25 Ft	Laundry room	5.17 Ft x 7.67 Ft
Kitchen	14.92 Ft x 15.92 Ft		