



# 172 Magnolia Terrace Calgary Alberta

\$1,099,900

**\*\*QUANTUM PERFORMANCE ULTRA E-HOME\*\*SHOW HOME ALERT!\*\***VERIFIED Jayman BUILT Show Home!****

**\*\* PROFESSIONALLY DECORATED** with all of the bells and whistles. - Award Winning Charlotte 26 Model **\*\* Family Approved \*\*** Extensive upgrades and superior quality, with over 3400+ square feet of developed luxurious living. Enjoy this convenient Mahogany Lake Location - The Clubhouse, lake, ponds, Ice rink, parks, pathways, schools, shopping, soccer, bike paths, South Pointe Hospital, transit, and the major south expressways--community lifestyle living that makes Mahogany Lake an outstanding safe and secure community. Rich curb appeal with architectural features - This is a must-see home! The chef's kitchen includes elegant white quartz countertops throughout, Salem Whitecap and Aberdeen cabinets with stylish black hardware, a sil granite sink, soft close drawers, beautiful crown molding, and under-cabinet lighting. High-end KitchenAid stainless steel fridge/dishwasher/microwave/wall oven, 36" electric cooktop range - 5 element model, recessed lighting, oversized central island with a flush eating bar, walk-through pantry with built-in niche, and full pantry room. The main floor layout also includes a family room with a ceiling-high feature wall electric fireplace, a large front office with a feature wall, and rich wide plank engineered hardwood floors featured from the front office and then throughout the main floor. The large back mud room offers more storage, tile floors, and easy access to the garage. An open staircase with railing and plush carpet leads to the upper three bedrooms, full 5-piece bath, walk-in linen closet, large walk-in laundry room, and bonus room with French doors. Stately primary bedroom suite with dropped ceiling border includes his and hers vanity sinks, a huge walk-in closet, an over-sized tiled shower with a glass door, and a gorgeous soaker tub complete ...

Recreational, Games room 11.83 Ft x 14.58 Ft  
 Recreational, Games room 9.17 Ft x 14.58 Ft  
 Bedroom 13.83 Ft x 10.33 Ft  
 4pc Bathroom 15.50 Ft x 5.42 Ft  
 Living room 13.25 Ft x 14.92 Ft  
 Kitchen 16.08 Ft x 10.50 Ft

2pc Bathroom 5.33 Ft x 5.42 Ft  
 Bonus Room 14.08 Ft x 12.00 Ft  
 Primary Bedroom 10.92 Ft x 14.00 Ft  
 5pc Bathroom 13.00 Ft x 12.33 Ft  
 Bedroom 12.08 Ft x 10.17 Ft  
 Bedroom 12.92 Ft x 12.33 Ft

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Listing Presented By:



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

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Pantry 5.42 Ft x 3.92 Ft

Dining room 11.08 Ft x 14.92 Ft

Den 8.58 Ft x 11.08 Ft

Laundry room 11.17 Ft x 6.00 Ft

5pc Bathroom 14.92 Ft x 5.75 Ft

Other 14.92 Ft x 7.75 Ft