



## 28 Magnolia Green Calgary Alberta

\$799,900

Introducing the "Tilsa" by Hopewell Residential, a stunning 4-bedroom home in the award-winning lake community of Mahogany. Situated across from green space and featuring rear lane access, this beautifully designed home offers both functionality and style, making it perfect for families of all sizes. The main floor boasts a bedroom and full bathroom, providing incredible versatility for guests, multi-generational living, or a private home office. The open-concept living and dining area is ideal for entertaining, enhanced by spindle railing on both the main and upper levels for an open, airy feel. The upgraded kitchen layout is a chef's dream, featuring a chimney hood fan, built-in microwave, extra storage drawers, upgraded cabinetry, quartz countertops, and pot lights for a sleek and modern aesthetic. An exterior gas line makes summer BBQs a breeze, adding to the home's thoughtful outdoor features. Upstairs, the bonus room (Entertainment Room) is bright and inviting, thanks to an added side window, creating the perfect space for family movie nights or relaxation. The primary suite is a luxurious retreat, complete with a 5-piece ensuite featuring a stand alone shower with tiled walls, and a spacious walk-in closet. The upper level is completed by two additional bedrooms, a conveniently located laundry room, and a stub wall between the Entertainment Room and stairs, offering privacy, separation and lots of furniture placement options. Designed with future potential in mind, this home includes a separate side entrance and 9' foundation height, making it ready for future basement development—an excellent opportunity for a secondary suite (A secondary suite would be subject to approval and permitting by the city/municipality). The double attached garage provides a secure and warm place for your vehicles with ample storage and convenience. Located in one of Calgary's mo...

Living room 12.00 Ft x 11.50 Ft  
Dining room 12.00 Ft x 11.42 Ft  
Kitchen 12.08 Ft x 9.00 Ft  
Bedroom 9.08 Ft x 9.25 Ft  
2pc Bathroom 7.67 Ft x 5.00 Ft  
Bonus Room 12.08 Ft x 14.92 Ft

Primary Bedroom 18.58 Ft x 12.42 Ft  
Bedroom 12.25 Ft x 10.08 Ft  
Bedroom 12.25 Ft x 10.08 Ft  
5pc Bathroom 11.75 Ft x 10.42 Ft  
4pc Bathroom 8.42 Ft x 7.67 Ft  
Laundry room 7.00 Ft x 5.00 Ft

Listing Presented By:



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