



44 Magnolia Crescent Calgary Alberta

\$1,049,900

This exceptional EXECUTIVE RESIDENCE is virtually brand new and nestled on one of the largest PIE-SHAPED lots in Mahogany, offering unmatched privacy with NO REAR NEIGHBORS. Built by Excel Homes, the Hawthorne model delivers a thoughtful, modern floor plan that's ideal for both everyday living and entertaining. Inside, the home is FLOODED WITH NATURAL LIGHT through expansive windows and enhanced by CUSTOM window coverings throughout. Boasting 6 bedrooms and 4.5 bathrooms, this home is perfectly suited for large or multi-generational families. The lower level has been developed as a 2 bedroom LEGAL suite - fully accessible from the main floor as well. The main level features LUXURY VINYL PLANK flooring, a LARGE foyer adjacent to a mudroom with pocket door access from the garage. A SPACIOUS dining area is complemented by an adjacent PRIVATE OFFICE/DEN. The bright, open-concept living room includes a sleek ELECTRIC fireplace. The gourmet kitchen is stylish, a CHEF'S DREAM, equipped with upgraded appliances, a gas cooktop, built-in oven and microwave, soft-close cabinetry, quartz countertops, a walk-in pantry, and a substantial quartz island with extra seating. A spacious dining nook comfortably fits a table for ten and overlooks the MASSIVE backyard, already partially fenced and awaiting final grading by the builder. A stylish half bath completes the main floor. Upstairs, the bonus room with vaulted ceiling offers additional living space alongside four generously sized bedrooms--each with walk-in closets. Two of the bedrooms feature private ensuites, including the luxurious master retreat, complete with double vanity, soaker tub, separate shower and spacious walk in closet. A main bathroom with dual vanities completes the upper level. The professionally developed lower level, finished by the builder, includes a LEGAL two-bedroom suite--ideal for rental income, exte...

Family room 13.33 Ft x 11.50 Ft

Bedroom 9.92 Ft x 8.83 Ft

Bedroom 10.08 Ft x 8.33 Ft

Other 13.67 Ft x 12.92 Ft

Laundry room 4.92 Ft x 3.33 Ft

Breakfast 11.42 Ft x 9.58 Ft

Office 10.67 Ft x 8.92 Ft

Other 7.17 Ft x 5.25 Ft

2pc Bathroom Measurements not available

Laundry room 8.08 Ft x 6.67 Ft

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Listing Presented By:



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RE/MAX Landan Real Estate

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RE/MAX

**RE/MAX REAL ESTATE
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Storage	12.67 Ft x 5.75 Ft	Bonus Room	16.50 Ft x 12.92 Ft
4pc Bathroom	Measurements not available	Primary Bedroom	13.50 Ft x 12.75 Ft
Living room	14.58 Ft x 12.92 Ft	Bedroom	10.33 Ft x 9.33 Ft
Dining room	12.92 Ft x 8.17 Ft	Bedroom	10.58 Ft x 9.92 Ft
Kitchen	14.33 Ft x 8.50 Ft		