



47 Magnolia Way Calgary Alberta

\$649,900

Welcome to #47 Magnolia Way SE, an exquisite home situated in the prestigious lake community of Mahogany. Built by Excel Homes, this "Dawson" model is practically brand new! This property features 3 large bedrooms and 2.5 spa-inspired bathrooms in 1,609 square feet of thoughtfully designed above-grade living space. Top-of-the-line features and finishings here including: Hardie board siding, central air conditioning, Kinetico water softener system, 9-ft ceilings (main floor/basement), quartz countertops throughout (kitchen/bathrooms), luxury vinyl plank flooring, upgraded carpet/underlay, upgraded bathroom floor tile, a natural gas fireplace (with real stone surround), upgraded light fixtures, wallpapered accent walls, and high-calibre window treatments. The chef's kitchen impresses with an oversized kitchen island, white shaker-style cabinets (with extra drawers), stainless steel appliances, and a large walk-in pantry. The primary bedroom has an ensuite with dual vanity, luxurious glass walk-in shower with bench seat, and walk-in closet with custom built shelving/cabinetry. Set on a sprawling 4,036 square foot lot with sunny south-facing backyard exposure, the outdoor space is an absolute showstopper! Attributes include a composite deck with aluminum railings and privacy wall, two concrete patio spaces, gazebo, gas BBQ hookup, lush and immaculate landscaping supported by an underground sprinkler system, faux-grass dog run, and an oversized double detached garage (with natural gas heater, 8-ft garage door, electrical outlets, and exterior pot lights). The unfinished basement (764 square feet), is accessible via a separate side entry, has 9-ft ceilings, two large windows, electrical outlets already installed, bathroom rough-ins, and awaits your final touches. Lake access privileges and near to all amenities! Don't miss out on this spectacular property. Call today! (i...

2pc Bathroom 5.08 Ft x 4.92 Ft
 Dining room 15.17 Ft x 11.00 Ft
 Foyer 6.00 Ft x 5.75 Ft
 Kitchen 12.92 Ft x 15.50 Ft
 Living room 16.75 Ft x 13.42 Ft
 Other 4.50 Ft x 5.50 Ft

4pc Bathroom 8.42 Ft x 4.83 Ft
 4pc Bathroom 8.67 Ft x 8.33 Ft
 Bedroom 10.00 Ft x 10.17 Ft
 Bedroom 8.67 Ft x 13.17 Ft
 Laundry room 6.33 Ft x 6.42 Ft
 Primary Bedroom 13.67 Ft x 11.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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MaxWell Capital Realty



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

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Pantry 5.58 Ft x 4.00 Ft

Other 5.08 Ft x 8.50 Ft