



## 57 Magnolia Terrace Calgary Alberta

\$949,999

**\*\*Open Houses\*\*** --> June 13th 4pm-6pm & June 14th 11am-1pm and June 15th 3pm-5pm - Welcome to this stunning 4-bedroom, 2.5-bath home in the desirable lake community of Mahogany. With an unimaginable number of upgrades, this property offers luxury, function, and low-maintenance living. Be sure to check out this immaculate 2,711 square foot home on a quiet street and 1 kilometre from the Mahogany Beach House! The main floor showcases luxury vinyl plank flooring, upgraded lighting throughout, and tasteful, yet elegant, finishings. It features 8-foot doors, a front office with wood slat accents, and a custom mudroom with built-in storage. The chef's kitchen is the true highlight with ceiling-height cabinetry, an expanded oversized island with premium quartz countertops, a herringbone backsplash, and high-end appliances including a gas range with immaculate hood fan. Adjacent to the marvelous kitchen is a butler's pantry with upgraded cabinetry and counterspace along with storage. The dining area boasts a striking accent wall, and the living room includes an electric fireplace with mantle and enlarged windows adorn the walls. Windows are adorned with Hunter Douglas blinds and upgraded for blackout in all bedrooms! Upstairs, the spacious primary suite offers a tray ceiling with ambient lighting, a massive walk-in Closet with high-end built-ins, and a spa-like ensuite featuring quartz counters, a soaker tub, tiled shower, and dual vanities with a full mirror cabinet. There are three additional sized bedrooms upstairs for all larger families with space and bedroom needs. The laundry room is upgraded with tile surround and built-in shelving. Some additional upgrades include dual A/C zoned temperature control, upgraded underlay and carpet, Cat5 wiring in every room, TV backing, upgraded oversized mirrors to the ceiling in every bathroom, smart switches and plugs, and upgra...

2pc Bathroom 4.92 Ft x 4.92 Ft  
Dining room 11.83 Ft x 15.25 Ft  
Foyer 9.92 Ft x 9.75 Ft  
Kitchen 15.00 Ft x 15.67 Ft  
Living room 13.08 Ft x 15.25 Ft  
Office 8.67 Ft x 11.08 Ft

Bedroom 9.25 Ft x 15.08 Ft  
Bedroom 9.33 Ft x 12.17 Ft  
Family room 15.17 Ft x 11.50 Ft  
Laundry room 5.42 Ft x 8.25 Ft  
Primary Bedroom 11.50 Ft x 19.25 Ft  
Other 15.17 Ft x 6.42 Ft

Listing Presented By:



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5pc Bathroom 13.17 Ft x 11.75 Ft

Bedroom 9.42 Ft x 18.67 Ft

5pc Bathroom 5.67 Ft x 12.92 Ft