



## 72 Magnolia Bay Calgary Alberta

\$849,999

**\*\*LEGAL 2-BEDROOM SECONDARY SUITE!\*\*** Located in the highly desirable and neighborly LAKE community of Mahogany, this stunning BRAND-NEW home by award-winning Hopewell offers luxury living with views and access to endless walking paths right from your backyard! Enjoy the lifestyle this community provides, featuring a scenic lake, parks, wetlands and plenty of green space just steps away. An open concept main floor showcases a modern design with luxury vinyl plank flooring, high ceilings, upgraded matte black hardware & lighting package, all finished in a neutral color palette. The spacious gourmet kitchen, boasts stainless steel appliances, sleek quartz countertops, a tiled backsplash, custom cabinetry, and a large central island with breakfast bar. The kitchen flows seamlessly into the dining area and spacious family room, where large windows & a door open to the backyard - perfect for taking in those beautiful views and enjoying outdoor living. This level also includes a 2 pc bathroom and a convenient home office, den or guest area. Upstairs, you'll find a bonus room, great for unwinding at the end of the day, as well as the primary bedroom with a walk-in closet and a 4 pc ensuite featuring a stand-alone glass & tile shower, dual vanity, quartz counters, and ample storage. 2 additional bedrooms, a full 4 pc. bathroom with soaker tub, and an upstairs laundry room provide convenience for the entire family. This home also comes with a roughed in air conditioning line that can be added to the mortgage or added after possession. The property also features a legal suite, outfitted with 2 bedrooms, perfect for generating rental income or accommodating extended family. Finished by the builder, this suite has its own separate side entrance which is fully paved, a full kitchen with quartz countertops and stainless steel appliances, a living room, two bedrooms, a full bath...

Other 7.67 Ft x 10.00 Ft

Other 8.00 Ft x 13.50 Ft

Living room/Dining room 8.00 Ft x 13.50 Ft

Laundry room 3.58 Ft x 3.25 Ft

4pc Bathroom 4.92 Ft x 7.58 Ft

Bedroom 9.00 Ft x 9.17 Ft

Kitchen 9.92 Ft x 12.42 Ft

Dining room 10.92 Ft x 10.00 Ft

Living room 14.92 Ft x 12.92 Ft

Other 5.67 Ft x 5.67 Ft

Bedroom 11.17 Ft x 10.25 Ft

Bedroom 11.08 Ft x 9.83 Ft

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

Listing Presented By:



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CIR

REALTY

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Bedroom	9.50 Ft x 9.67 Ft	4pc Bathroom	8.67 Ft x 5.33 Ft
Other	5.50 Ft x 4.42 Ft	Laundry room	3.25 Ft x 5.67 Ft
2pc Bathroom	6.92 Ft x 2.92 Ft	Bonus Room	9.50 Ft x 12.83 Ft
Other	5.42 Ft x 6.00 Ft		