



# 96 Magnolia Grove Calgary Alberta

\$599,900

\*Open house Saturday and Sunday (9th and 10th) from 12-3pm\* Welcome to your new lake life in Mahogany! This stunning 3-bedroom, 2.5-bathroom home, built in 2021, boasts over 1,550 sq ft of beautifully designed living space and offers exclusive beach and lake access in one of Calgary's most sought-after lake communities! Pride of ownership shines throughout, with thoughtful upgrades and modern finishes that create a perfect blend of style and function. Step inside to be greeted by bright, sunlit spaces thanks to an abundance of natural light and upgraded luxury vinyl plank flooring that adds warmth and elegance to every room. The main floor features a chef-inspired kitchen, complete with quartz countertops, stainless steel appliances, a built-in microwave, and ample cabinetry--perfect for entertaining and everyday living. The open layout flows seamlessly to the inviting living and dining areas, all kept comfortable year-round with central air conditioning. Upstairs, the spacious primary suite is a private oasis, featuring a large walk-in closet and a beautifully appointed en-suite bathroom. Two additional bedrooms, generously sized, along with a full bathroom, provide plenty of space for family or guests. The unfinished basement is a blank canvas with rough-in plumbing already in place for an additional bathroom and ample room to add a fourth bedroom, a rec area, or anything you envision. This home also includes a tankless hot water tank and a high-efficiency furnace for energy savings and comfort. Outside, you have a beautiful fenced in yard for the kids and pets to play in. There's also an opportunity to build your dream double detached garage, adding convenience and value. Located close to shopping, grocery stores, restaurants, a hospital, and schools, this home provides the perfect balance of tranquility and accessibility. Don't miss your chance to experience la...

Primary Bedroom 13.17 Ft x 12.42 Ft  
 Other 7.58 Ft x 5.42 Ft  
 4pc Bathroom 9.67 Ft x 5.42 Ft  
 Bedroom 11.00 Ft x 9.33 Ft  
 Bedroom 11.00 Ft x 9.33 Ft  
 Laundry room 4.83 Ft x 3.58 Ft

Living room 16.08 Ft x 13.00 Ft  
 Kitchen 14.25 Ft x 9.33 Ft  
 Dining room 11.00 Ft x 10.08 Ft  
 Foyer 11.58 Ft x 5.50 Ft  
 Other 6.92 Ft x 3.83 Ft  
 Other 5.08 Ft x 3.00 Ft

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Listing Presented By:



Originally Listed by:  
 eXp Realty



CIR

REALTY

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4pc Bathroom 9.33 Ft x 4.92 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Recreational, Games room 28.17 Ft x 12.33 Ft

Other 12.75 Ft x 5.00 Ft

Furnace 18.42 Ft x 7.58 Ft

Other 11.50 Ft x 11.50 Ft