



104 Magnolia Crescent Calgary Alberta

\$799,900

Welcome to Your Dream Home in Mahogany - Brand New & Never Lived In! Built by Excel Homes, this stunning Collingwood model is located in the prestigious and highly sought-after LAKE community of Mahogany. Designed for both families and entertainers, this home offers 2,218 square feet of thoughtfully crafted living space, modern luxury, and incredible future potential with zoning for a LEGAL BASEMENT SUITE (with city approvals & permits). Upon entering, you'll be greeted by a spacious entryway leading to an open-concept main floor. The front flex room is perfect for a home office or playroom, while the family room and dining area are designed for comfort and entertaining. At the heart of the home is the chef's kitchen, featuring top-of-the-line stainless steel appliances, including a gas range, built-in oven, chimney fan, and microwave. You'll love the expansive island, a massive walk-in pantry, and a beautifully crafted coffee bar/butler's nook. Oversized patio doors lead to the southeast-facing backyard, bringing in ample natural light to create a bright and welcoming atmosphere. With 9-foot ceilings and luxury vinyl plank flooring, the entire main level exudes both elegance and functionality. Upstairs, you'll find four generously sized bedrooms, perfect for your growing family. The primary bedroom is a peaceful retreat, offering a spa-like ensuite with an oversized shower, a relaxing soaker tub, and a large walk-in closet. A dramatic vaulted ceiling enhances the central bonus room, creating an inviting space for family movie nights or relaxation. The upper level is complete with a convenient laundry room and a spacious family bathroom. This home offers even more potential with its R-G zoning, which allows for the development of a legal basement suite (subject to city approvals & permits). The basement is already equipped with rough-in's for suite development and...

Family room 17.17 M x 14.50 M

Primary Bedroom 12.50 M x 14.50 M

Other 6.92 M x 6.75 M

Bedroom 13.67 M x 11.50 M

Bedroom 15.75 M x 8.67 M

Bedroom 12.17 M x 8.83 M

Laundry room 7.75 M x 5.25 M

Living room 16.00 M x 12.58 M

Kitchen 15.25 M x 8.83 M

Office 11.50 M x 8.67 M

Dining room 10.67 M x 6.83 M

Pantry 5.42 M x 4.50 M

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

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

5pc Bathroom 15.83 M x 10.50 M
5pc Bathroom 11.42 M x 5.25 M

Foyer 14.92 M x 8.42 M
2pc Bathroom 4.92 M x 4.67 M