



## 118 magnolia Drive Calgary Alberta

\$669,900

Welcome to the Beautiful Mahogany community. One WORD...WOW! That's what you'll say once you walk into this fully upgraded, 2024 Brand new home. Mahogany living is perfect for those who love to have Bicycle pathways, water activities and nature living right at the doorstep. Brand New home never lived in with 4 Bed + 3 Bath + Bonus Room. Excellent upgrades like 9ft main floor ceiling and 9ft basement Ceiling height along with the Open concept design and dream kitchen with all stainless-steel appliances. which comes with the Lake Mahogany Privileges. All workmanship is completed by Hopewell home builders and the house comes with full builders warranty for your peace of mind. Residents of this esteemed LAKE COMMUNITY are granted access to a variety of amenities, including PRIVATE LAKE ACCESS, recreational facilities, and walking trails. Indulge in water activities such as BOATING, FISHING, or simply basking in the sun on the community BEACH. Voted as Canada's community of the year, Mahogany is widely considered one of the most popular communities with an endless list of retail, dining and entertainment options alongside a picturesque wetland pathway system, multiple schools and the crown jewel of Lake Mahogany, the largest freshwater lake in Calgary. The lake offers over 84 acres of combined lake and beachfront for endless winter and summer fun! (id:6769)

4pc Bathroom 8.00 Ft x 4.83 Ft

Dining room 6.33 Ft x 10.92 Ft

Living room 12.50 Ft x 16.75 Ft

Bedroom 12.58 Ft x 12.83 Ft

Kitchen 13.58 Ft x 10.67 Ft

5pc Bathroom 4.92 Ft x 11.92 Ft

Bedroom 9.25 Ft x 13.50 Ft

Laundry room 5.00 Ft x 8.25 Ft

3pc Bathroom 5.50 Ft x 10.00 Ft

Bedroom 9.33 Ft x 10.08 Ft

Family room 13.50 Ft x 13.08 Ft

Primary Bedroom 13.00 Ft x 14.67 Ft

Listing Presented By:



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RE/MAX iRealty Innovations



**Real Estate Professionals Inc.**

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