



# 113 Magnolia Terrace Calgary Alberta

\$964,900

OPEN HOUSE Saturday , JANUARY 18, 2:00PM - 4:00 PM. Welcome to this exquisite Jayman Built Award Winning Charlotte 26 Model. Nestled in the highly desirable lake community of Mahogany, this nearly-new 2-storey home features 4 bedrooms, 3 full bathrooms, and a harmonious blend of modern luxury and comfortable living, perfect for families. The main floor includes a bedroom with a 4-piece bathroom, ideal for guests or a growing family. The open-concept living area seamlessly connects the gourmet kitchen, dining space, and cozy family room, facilitating easy entertaining. The chef's kitchen includes elegant granite countertops, high-end stainless steel appliance, oversized central island with a flush eating bar, and full pantry room. Upstairs, discover three generously sized bedrooms and a spacious family room. The primary bedroom boasts a luxurious suite with his and hers vanity sinks, a large walk-in closet, an oversized tiled shower with a glass door, and a beautiful soaker tub, creating a stunning spa-like retreat. The backyard is fully fenced with an upgraded deck, perfect for family entertainment. This home is equipped with a tankless water heater, two furnaces, and two air conditioning units, ensuring year-round comfort and convenience. The unfinished basement offers 9-foot ceilings and nearly 1000 sqft of space, presenting an opportunity to customize with additional living quarters, bedrooms, or bathrooms. Positioned in the vibrant Mahogany community, known for its exceptional amenities such as lake access, parks, playgrounds, and walking paths. Don't miss out on this remarkable value--schedule your private tour today to explore all that this gorgeous home and community have to offer. (id:6769)

Family room 19.25 Ft x 13.17 Ft  
 Primary Bedroom 11.50 Ft x 15.33 Ft  
 Bedroom 15.00 Ft x 10.08 Ft  
 Bedroom 15.83 Ft x 13.50 Ft  
 Laundry room 7.83 Ft x 5.83 Ft  
 5pc Bathroom 5.67 Ft x 11.17 Ft  
 5pc Bathroom 13.00 Ft x 11.67 Ft

Living room 13.92 Ft x 14.92 Ft  
 Dining room 10.92 Ft x 14.92 Ft  
 Kitchen 20.75 Ft x 10.33 Ft  
 Foyer 9.83 Ft x 9.25 Ft  
 Bedroom 12.25 Ft x 11.00 Ft  
 4pc Bathroom 8.58 Ft x 4.83 Ft

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

Listing Presented By:



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 Homecare Realty Ltd.

**RE/MAX Realty Professionals**

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