



# 159 Magnolia Way Calgary Alberta

\$649,900

Welcome to this beautiful house in the most desirable Lake communities of Mahogany, where all the amenities are just at your footsteps. The beautiful house features main floor Den and 10 FEET CEILING, bonus area upstairs, East facing, all rooms with WALK IN CLOSETS and many more to explore. At the entrance, you're welcomed with an open layout, gleaming LVP throughout the main floor, a huge den right at the entrance, which can be used as an office or second living area. A large living area is right in the middle, a separate dining area and a L-Shaped Kitchen with an island. Upstairs, this property comes up with a bonus area right in the middle, 3 bedrooms, all with walk-in-closets, 2 full bathrooms and a laundry area. Primary area comes with a huge walk-in-closet and a 4pc ensuite comes with a standing shower and 2 sinks, the other two bedrooms share another 4pc bathroom. Basement is unfinished and comes with 2 large windows. Don't miss this out as this is not going to last longer. (id:6769)

Kitchen 12.08 Ft x 14.08 Ft  
Living room 14.83 Ft x 20.67 Ft  
Den 11.17 Ft x 9.50 Ft  
Foyer 6.75 Ft x 6.50 Ft  
2pc Bathroom Measurements not available  
Primary Bedroom 12.58 Ft x 14.17 Ft

Bedroom 12.58 Ft x 9.50 Ft  
Bedroom 9.42 Ft x 12.58 Ft  
Bonus Room 9.42 Ft x 14.00 Ft  
Laundry room 5.08 Ft x 6.75 Ft  
4pc Bathroom 6.33 Ft x 9.08 Ft  
4pc Bathroom 5.08 Ft x 9.00 Ft

Listing Presented By:



Originally Listed by:  
PREP REALTY

<http://www.arunkaushal.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca