



321 Magnolia Way Calgary Alberta

\$739,900

OPEN HOUSE SUNDAY MARCH 15th - 12:00- 2:00pm. Located in the highly sought-after lake community of Mahogany, this beautifully upgraded and move-in ready home offers over 2,600 sq ft of developed living space with 5 bedrooms and 3.5 bathrooms, along with over \$50,000 in thoughtful upgrades throughout. The main floor features 9-foot ceilings that create a bright and open atmosphere, along with a versatile front flex room that can function as a home office, sitting area, playroom, or additional living space. The kitchen is the heart of the home and showcases upgraded quartz countertops, extended cabinetry, upgraded appliances, and upgraded lighting and plumbing fixtures, along with an impressive 8-foot island that provides both additional seating and workspace. The open-concept layout allows the kitchen, dining, and living areas to flow seamlessly, making the space ideal for both everyday living and entertaining. Upstairs offers a thoughtfully designed layout featuring three spacious bedrooms, a large bonus room, and the convenience of an upper-floor laundry room. The primary bedroom is exceptionally spacious and features a walk-in closet along with a well-appointed ensuite, creating a comfortable retreat at the end of the day. The fully developed basement features 9-foot ceilings and was professionally constructed by the builder with fire-rated separation, offering two large bedrooms, a full bathroom, and a spacious rec room. With a separate side entrance already in place and the basement roughed in for a future kitchen, the space offers excellent potential for a future secondary suite (subject to City of Calgary approval). Outside, the property features a fully fenced yard, a large rear deck with a poured concrete pad designed for a future hot tub, and a double detached garage finished with durable Hardie board siding that matches the exterior of the home. All i...

4pc Bathroom 8.50 Ft x 4.92 Ft
 4pc Bathroom 8.58 Ft x 8.42 Ft
 Bedroom 8.67 Ft x 11.92 Ft
 Bedroom 11.08 Ft x 11.92 Ft
 Bonus Room 10.08 Ft x 10.17 Ft
 Primary Bedroom 12.25 Ft x 15.75 Ft
 Other 6.33 Ft x 8.58 Ft
 3pc Bathroom 4.92 Ft x 8.08 Ft
 Bedroom 12.17 Ft x 9.83 Ft

Bedroom 11.58 Ft x 10.42 Ft
 Recreational, Games room 17.83 Ft x 12.92 Ft
 Furnace 7.83 Ft x 11.08 Ft
 2pc Bathroom 4.92 Ft x 4.92 Ft
 Dining room 10.33 Ft x 10.33 Ft
 Foyer 8.08 Ft x 7.00 Ft
 Kitchen 8.58 Ft x 17.75 Ft
 Other 11.00 Ft x 12.17 Ft
 Family room 12.83 Ft x 11.92 Ft

Listing Presented By:



Originally Listed by:
 eXp Realty

RE/MAX Realty Professionals

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