



399 Magnolia Drive Calgary Alberta

\$689,999

Welcome to 399 Magnolia Drive SE, a modern 2storey home with a legal basement suite located in the heart of Mahogany, one of Calgary's most sought after lake communities. Built in 2023, this well-designed property offers 5 bedrooms and 3.5 bathrooms with 1,749 sq ft RMS above grade, plus a fully finished basement with separate exterior entrance. The main home features an open concept layout with quartz countertops, a kitchen island, vinyl plank flooring, a dedicated main-floor office, and a bright dining and living space ideal for everyday living. Upstairs, you'll find a spacious primary bedroom with walk in closet and 3 piece ensuite, two additional bedrooms, a full bath, and upper level laundry for convenience. The legal basement suite includes 2 bedrooms, a full kitchen, 4-piece bath, in-suite laundry, and a private entrance, making it an excellent mortgage helper or long term investment. Enjoy rear alley access with parking pad, a private backyard, and proximity to Mahogany Lake, beaches, the Mahogany Beach Club, parks, playgrounds, schools, shopping, restaurants, and extensive walking & bike paths. Tenant-occupied property , ideal for investors or buyers comfortable assuming tenancy as the basement tenant is willing to stay. A rare opportunity to own a nearly new home with a legal suite in a premier lake community. (id:6769)

- 3pc Bathroom 6.50 Ft x 10.00 Ft
- 4pc Bathroom 8.42 Ft x 4.92 Ft
- Bedroom 10.17 Ft x 9.50 Ft
- Bedroom 9.33 Ft x 13.00 Ft
- Family room 11.92 Ft x 13.08 Ft
- Laundry room 6.25 Ft x 7.25 Ft
- Primary Bedroom 11.92 Ft x 13.33 Ft
- 4pc Bathroom 7.75 Ft x 4.92 Ft
- Bedroom 9.08 Ft x 11.25 Ft
- Bedroom 8.75 Ft x 11.25 Ft

- Kitchen 6.17 Ft x 13.75 Ft
- Recreational, Games room 13.00 Ft x 13.50 Ft
- Furnace 17.75 Ft x 7.67 Ft
- 2pc Bathroom 5.67 Ft x 4.92 Ft
- Dining room 12.83 Ft x 9.67 Ft
- Foyer 8.17 Ft x 9.17 Ft
- Kitchen 12.83 Ft x 11.75 Ft
- Living room 15.33 Ft x 13.75 Ft
- Office 10.33 Ft x 7.67 Ft

Listing Presented By:



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