

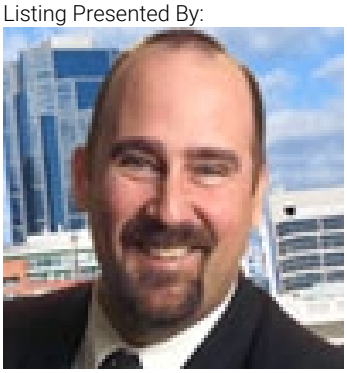
97 Magnolia View Calgary Alberta

$738,888

Offering an impressive 1,715 sq. ft. of above-grade living space, plus a fully developed legal 2-bedroom/2-bathroom basement suite, this well-maintained property features 6 bedrooms and 5 bathrooms, with the basement suite currently tenant-occupied, providing an excellent mortgage helper or investment opportunity. Ideally situated just steps from a quiet park and green space, this location offers plenty of outdoor enjoyment.The main level features a bright, functional layout with a spacious living room and a well-appointed kitchen offering ample cabinetry, a huge centre island, stainless steel appliances, generous counter space, and pantry storage, plus a convenient mudroom. A main-floor bedroom and 3-piece bathroom add flexibility, while the upper level offers a spacious primary bedroom with a walk-in closet and private ensuite, two additional bedrooms, a full bathroom, a bonus room, and convenient upper-floor laundry.The LEGAL 2-bedroom basement suite provides a separate living space complete with its own kitchen, comfortable family room, two bedrooms, and two full bathrooms. Currently rented, it offers immediate income potential while maintaining flexibility for future use.Outside, enjoy the private deck and fenced outdoor space, perfect for relaxing or entertaining. A 360 sq. ft. garage provides additional parking and storage.Located in Mahogany, one of Calgary's premier lake communities, residents enjoy an exceptional lifestyle with lake and beach club access, sandy beaches, swimming, boating, skating, extensive walking and cycling pathways, parks, playgrounds, and a fantastic selection of nearby schools, shopping, restaurants, and everyday amenities. With its vibrant community atmosphere and year-round recreational opportunities, Mahogany continues to be one of Calgary's most desirable places to call home.Whether you're looking for a spacious family home with...

4pc Bathroom 5.17 Ft x 8.75 Ft
Bedroom 11.75 Ft x 8.75 Ft
4pc Bathroom 5.25 Ft x 7.92 Ft
Family room 11.33 Ft x 10.25 Ft
Kitchen 7.33 Ft x 12.42 Ft
Laundry room 3.58 Ft x 2.17 Ft
Foyer 6.92 Ft x 5.75 Ft
Kitchen 12.58 Ft x 13.92 Ft
Living room 14.33 Ft x 20.67 Ft
Other 5.92 Ft x 6.00 Ft
Pantry 5.92 Ft x 4.33 Ft
Other 1.92 Ft x 2.67 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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

Pantry 1.67 Ft x 2.17 Ft

Primary Bedroom 9.25 Ft x 11.08 Ft

3pc Bathroom 5.92 Ft x 5.83 Ft

Bedroom 9.08 Ft x 9.42 Ft

4pc Bathroom 5.08 Ft x 8.92 Ft

Bedroom 9.25 Ft x 12.33 Ft

Bedroom 9.25 Ft x 12.33 Ft