



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**288 Magnolia Crescent SE**  
**Calgary, Alberta**

**MLS # A2299275**



**\$985,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,740 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** All Light fixtures and Blinds, Hood Fan, Basement: Refrigerator, Dishwasher, Washer/Dryer Stacked, Microwave, Electric Stove

Welcome to this exceptional 2024 built luxury home by Excel Homes, located in the prestigious lake community of Mahogany. Offering over 2,500 SQFT of refined living space and a total of 7 bedrooms, this home is a rare opportunity for those seeking both elevated living and strong investment potential. From the moment you enter, the quality is unmistakable. This residence features over \$200,000 in professionally selected upgrades, thoughtfully designed to enhance both style and functionality throughout. The main and upper levels showcase upgraded luxury flooring, 9 foot ceilings, and an expansive open concept layout filled with natural light. The chef inspired kitchen is upgraded with extended cabinetry, enhanced layout design, and premium finishes, seamlessly flowing into the main living and dining areas, perfect for both everyday living and upscale entertaining. Additional high end features include custom interior railings with metal spindles, a black farmhouse lighting package, upgraded fixtures throughout, and enlarged windows with an upgraded patio door, creating a bright and inviting atmosphere across the home. The upper level continues to impress with spacious bedrooms and a luxury primary ensuite featuring upgraded tile work, a fully tiled shower, and refined finishes that create a true retreat. A standout feature of this property is the fully legal basement suite with 2 bedroom, 1 bathroom, professionally built by the builder, complete with a separate entrance, dedicated mechanical systems, and full kitchen and laundry. This space is ideal for generating rental income, accommodating extended family, or maximizing long term value. Further enhancements include upgraded ceiling heights, architectural customization, and a functional layout designed for modern living. Situated in Mahogany, residents enjoy access to Calgary's premier lake lifestyle,

including private beaches, year round activities, extensive pathways, parks, and top tier amenities. This is more than just a home, it is a fully upgraded, income generating luxury property in one of Calgary's most desirable communities.