



**48 Magnolia Parade SE  
Calgary, Alberta**

**MLS # A2300911**



**\$555,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,295 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Storage shed , Attached shelves in living room

Rarely do you find a pre-owned home that is BETTER THAN NEW!! Immaculately kept home nestled in the quiet and calm part of sought after LAKE COMMUNITY of Mahogany! The upgrades start at the outside of the home with stucco siding, a beautiful elevation, and continue to be noticeable as you walk through the home. Loaded with natural light, this modern open floorplan is sure to please. The stunning kitchen offers ample cabinets, stone counters, pantry space, and stainless appliances. If you like clean straight lines, you are going to love this kitchen. The cozy living room has an electric fireplace , large windows with electronic blinds , and offers room to relax after a long day. Huge dining space is perfect for entertaining and offers extra room for storage, a coffee bar, or a dedicated pet space. The upper level is perfect for families, with 3 bedrooms and laundry all in one level. The primary suite is blessed with natural light , a 4 piece ensuite , and walk in closet. The lower level is ready for development with plumbing rough-in , windows and plenty of room for an additional bedroom and living space. The back yard offers a true oasis with a beautifully built deck , parking space, grass. For the kids and pets to play in , and enough space to enjoy summer bbq's with friends and family . This affordable home offers a lifestyle for the outdoor enthusiast. **STYLE AND SOPHISTICATED MEET FUNCTION HERE !!**Put on your flip flops and enjoy lake living , beaches, and 4 season lake living . Make you appt to view today !