



GRASSROOTS

REALTY GROUP

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**141 Magnolia Manor SE
Calgary, Alberta**

MLS # A2314318



\$980,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,355 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: window curtain rods, office and bonus room wall shelves, basement refrigerator and dishwasher

ATTENTION BUYERS!! This STUNNING, FULLY UPGRADED home has been CUSTOMIZED to perfection and offers the perfect blend of LUXURY, FUNCTIONALITY + INCOME POTENTIAL with a beautiful 2 bedroom LEGAL BASEMENT SUITE completed by the builder with a SEPARATE SIDE ENTRANCE!! Situated on a desirable CORNER LOT and highlighted by a PROFESSIONALLY LANDSCAPED YARD that truly needs to be seen to be appreciated!! This home stands out from the moment you arrive. Step inside and you're immediately welcomed by a bright OPEN CONCEPT layout featuring a MAIN FLOOR OFFICE, bright living space framed by large windows, and a stunning CUSTOM STONE GAS FIREPLACE that creates a warm yet upscale focal point. The CHEF'S KITCHEN was designed to impress with QUARTZ COUNTERTOPS, GAS COOKTOP, beautiful TILE BACKSPLASH, PENDANT LIGHTING, and an incredible BUTLER'S PANTRY that keeps all your extra appliances tucked away while maintaining a clean, polished look. The spacious dining area flows seamlessly onto the rear deck, creating the perfect INDOOR/OUTDOOR lifestyle buyers dream about. The PROFESSIONALLY LANDSCAPED BACKYARD is truly an ENTERTAINER'S DREAM featuring a large upper deck with PRIVACY WALLS, expansive lower patio, synthetic grass for LOW MAINTENANCE living, plus beautiful trees, decorative rock, flowers, shrubs, and plants that create a private outdoor oasis perfect for relaxing or entertaining family and friends. Upstairs you'll find 4 spacious bedrooms + a CENTRAL BONUS ROOM with impressive VAULTED CEILINGS that make the entire upper level feel bright and open. The PRIMARY RETREAT easily accommodates a KING-SIZED bedroom set and is complete with a luxurious 5-PIECE ENSUITE

featuring a WALK-IN TILE SHOWER, SOAKER TUB, DUAL GRANITE VANITY, and a WALK-IN CLOSET conveniently connected to the UPPER FLOOR LAUNDRY ROOM. The additional bedrooms have all been upgraded with CUSTOM LIGHTING and WINDOW COVERINGS and are serviced by a beautiful secondary bathroom with upgraded finishes throughout. The inviting SIDE ENTRANCE leads to the exceptional 2 BEDROOM LEGAL SUITE complete with gorgeous WHITE CABINETRY, STAINLESS STEEL APPLIANCES, spacious living area, full bathroom, separate laundry, and 2 large bedrooms — perfect for extended family, guests, or additional income potential. Additional upgrades you WILL LOVE include AIR CONDITIONING, HEATED GARAGE, ELECTRIC CAR CHARGER, CUSTOM LIGHTING & FIXTURES throughout, HIGH-END PROFESSIONAL LANDSCAPING, plus remaining NEW HOME WARRANTY. This is truly a ONE-OF-A-KIND property where every detail has been thoughtfully curated. The second you walk through the front door, you will FALL IN LOVE!! Located only steps to a park in the AWARD-WINNING LAKE COMMUNITY OF MAHOGANY!!! Voted community of the year an incredible 8 times, Mahogany offers the perfect blend of luxury living, family lifestyle, and unbeatable amenities