



**GRASSROOTS**  
REALTY GROUP

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**82 Magnolia Street SE**  
**Calgary, Alberta**

**MLS # A2318447**



**\$749,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,785 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot, See		

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

**Features:** Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Stone Counters, Wired for Sound

**Inclusions:** 2nd Refrigerator, 2nd Stove, 2nd Dishwasher, 2nd Washer and Dryer in suite

QUALIFIED FIRST TIME HOME BUYERS WILL BE ELIGIBLE FOR THE GST REBATE! Welcome to Your Dream Home in Calgary's most sought after lake community in MAHOGANY &ndash; Where Luxury Meets Practical Living! Step into this luxurious SHOWHOME masterpiece built by EXCEL HOMES &ndash; this home is HIGHLY UPGRADED, FULLY AIR CONDITIONED, PROFESSIONALLY DECORATED and HARDY BOARD EXTERIOR. The Berkley model offers 1785 sf of contemporary design, exceptional functionality AND a LEGAL BASEMENT SUITE W/PRIVATE ENTRY, built to upstairs standards&hellip;perfect for rental income or extended family. This SHOWHOME is professionally decorated & offers high end luxury throughout. Even the most discerning owners will be impressed. You&rsquo;ll find quartz counter tops in the kitchen, island, all bathrooms & laundry room folding counter. LVP flooring covers the main floor and in the LEGAL suite. Upgraded carpets on the 2nd level keep this home cozy and quiet. Nestled in Calgary&rsquo;s vibrant LAKE COMMUNITY, you&rsquo;ll enjoy quick access off Stoney Trail or Deerfoot Trail. From the moment you walk in, this home impresses with its thoughtful layout and premium finishes. The open-concept floor plan seamlessly connects the living room, dining area, and showstopper kitchen &ndash; the true heart of the home. Cook like a pro in your chef-inspired kitchen with upgraded stainless steel appliances including built-in microwave, chimney-style hood fan, and an abundance of cabinets and deep pot drawers...and a massive island w/even more storage! Rear mud room helps keep things organized. Upstairs, the second level offers three spacious bedrooms including a stunning primary suite with a walk-in closet and a luxury dual sink ensuite. Bonus room with pot lighting adds an elevated

family retreat, and the convenient upper-level laundry room makes day-to-day living easier. Thinking about rental income or extended family options — this is your opportunity? Your rear deck is already in place, and your home is fully landscaped with sod, trees & shrubs. As a Certified Built Green home, you'll benefit from energy-saving features and smart home tech, including Ring doorbell, Wi-Fi-enabled garage opener, smart thermostat, extra CAT6 and USB outlets, plus 9' knockdown ceilings, metal stair railings, and luxury vinyl plank flooring on the main level. Whether you're a growing family, savvy investor, or multi-generational household, this is the home you've been waiting for. Move in, unpack, and start living your best life in Mahogany.