



GRASSROOTS

REALTY GROUP

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**120 Magnolia Manor SE
Calgary, Alberta**

MLS # A2323695



\$998,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,637 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Other, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to 120 Magnolia Manor SE, an exceptional Jayman-built residence in the heart of Mahogany, Calgary's six-time Community of the Year. Offering over 3,000 sq. ft. of thoughtfully designed living space and more than \$100,000 in premium upgrades, this remarkable home seamlessly combines luxury, sustainability, and modern family living. From the moment you step inside, you'll be captivated by the bright, open-concept design, enhanced by oversized upgraded windows that flood the home with natural light. The chef-inspired kitchen serves as the heart of the home, featuring a stunning waterfall quartz island, premium finishes, and abundant space for entertaining. Elegant 8-foot doorways and refined architectural details elevate the home's sophisticated ambiance throughout. Retreat to the luxurious primary suite, where a beautiful tray ceiling with ambient lighting creates a serene, spa-like atmosphere. Upstairs, a spacious bonus room offers incredible flexibility as a family lounge, media room, play area, or home office. Every window is adorned with premium Hunter Douglas blinds, including blackout blinds in all upstairs bedrooms, ensuring comfort, privacy, and energy efficiency. The professionally finished basement expands your living space with a generous recreation area and a full bathroom featuring a bidet—perfect for guests and growing families alike. Designed with today's lifestyle in mind, this home boasts six rooftop solar panels, helping reduce energy costs while supporting sustainable living. The insulated garage is equally impressive, featuring durable epoxy flooring, a Proslat wall organization system, and dual EV charging outlets for ultimate convenience. Outside, Gemstone permanent lighting enhances both the front and rear exterior, allowing you to customize your home's appearance year-round with simple smartphone

control. The beautifully landscaped backyard is truly a private retreat, complete with maintenance-free artificial turf and direct access to a tranquil green pathway. With no rear neighbours, you'll enjoy peaceful open views and exceptional privacy. Living in Mahogany means enjoying exclusive access to the renowned Mahogany Lake and Beach Club, scenic pathways, parks, playgrounds, and year-round recreational amenities. Just minutes away, the vibrant Seton Urban District offers shopping, dining, the YMCA, and South Health Campus. Convenient access to Deerfoot Trail and Stoney Trail makes commuting anywhere in Calgary effortless. Luxury, innovation, sustainability, and an unbeatable lifestyle come together in this extraordinary home. Discover the elevated living experience that awaits at 120 Magnolia Manor SE. Book your showing today!