



GRASSROOTS
REALTY GROUP

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168 Magnolia Manor SE
Calgary, Alberta

MLS # A2329186



\$989,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,368 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Garden, C		

Heating: Forced Air, Natural Gas, See Remarks, Solar

Floors: Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Cement Fiber Board, Stone, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), WaterSense Fixture(s)

Inclusions: Heat pump, gazebo, green house

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Welcome to the award-winning lake community of Mahogany! Situated on a premium corner lot backing and siding onto picturesque green space and walking paths, this exceptional home offers an unbeatable location, outstanding upgrades, and meticulous pride of ownership throughout. Designed with an impressive and functional floor plan, this stunning home features 9-foot ceilings on both the main and upper levels, oversized windows that flood the home with natural light, and premium luxury vinyl plank flooring throughout the main, upper, and lower levels. The gourmet kitchen is a chef's dream, showcasing a massive granite centre island, granite countertops, full-height soft-close cabinetry, stainless steel appliances, and a spacious corner pantry. The bright and open living and dining areas are perfect for entertaining and are highlighted by a cozy gas fireplace. Completing the main floor are a private den that can easily serve as a bedroom thanks to the adjacent full bathroom, providing excellent flexibility for guests or multi-generational living. Upstairs, you'll find a spacious bonus room with a custom entertainment centre included, along with an impressive primary retreat featuring custom closet organizers, a walk-in closet, and a luxurious spa-inspired ensuite complete with a soaker tub, double vanity, and oversized glass shower. Three additional generously sized bedrooms and another full bathroom complete the upper level. The professionally finished basement offers even more living space and features a separate side entrance, a large family/games room, a fifth bedroom, and a full bathroom—perfect for guests, extended family, or teenagers. Step outside into your own private backyard oasis! Enjoy the large deck overlooking the green space, a lower patio with a beautiful gazebo/pergola complete with privacy curtains, maintenance-free artificial

turf, a greenhouse, and your very own custom mini putting green. This incredible outdoor space has been thoughtfully designed for relaxation, entertaining, and year-round enjoyment. The extensive list of upgrades includes 22 high-efficiency solar panels, an upgraded central air conditioning and heat pump system, enhanced attic insulation, a whole-home water softener, water filtration systems, and an active radon mitigation system for added peace of mind. The oversized double attached garage boasts impressive 13.2-foot ceilings, exceptional overhead storage space, a dedicated 50-amp / 220-volt EV charging outlet, an additional 220-volt outlet, premium polyaspartic flooring, and ceiling-mounted bike racks. Located just steps from a large playground and basketball court, this home is perfectly positioned for families while also offering all the benefits of Mahogany's award-winning lifestyle. Residents enjoy exclusive access to the private lake and beach, parks, extensive walking and biking pathways, excellent schools, shopping, restaurants, and every amenity the community has to offer. Furniture is Negotiable.