



GRASSROOTS
REALTY GROUP

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192 Magnolia Manor SE
Calgary, Alberta

MLS # A2332415



\$999,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,551 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

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

Features: Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: All Media equipment

Welcome to 192 Magnolia Manor SE, an extraordinary home that offers luxury, thoughtful design, and exceptional value in the heart of Mahogany. Situated on a quiet, family-friendly street, this home backs onto a scenic walking path and is ideally located near the future school development—close enough for convenience, yet far enough away to enjoy peace and privacy. Originally purchased for nearly \$1.3 million, this home showcases extensive, high-end upgrades throughout. From the moment you step inside, you’ll appreciate the quality craftsmanship, featuring rich hardwood flooring throughout the main level and most of the upper floor, custom solid wood cabinetry, and a chef-inspired kitchen complete with luxury built-in appliances. Designed for both everyday living and entertaining, the fully finished basement features a stunning theatre room and a stylish wet bar, creating the perfect space for movie nights or hosting family and friends. The oversized finished garage is equally impressive, offering epoxy floors, a gas heater, and extensive built-in storage, ideal for keeping everything organized while providing year-round comfort. One of the upper-level guest bedrooms has been thoughtfully customized with a built-in office workspace and Murphy bed, creating the perfect flexible space for working from home or accommodating overnight guests. Should you prefer a traditional bedroom, these additions were installed after construction and can be easily removed to restore the room to its original layout. Every detail of this home reflects pride of ownership and quality, making it an outstanding opportunity to own a truly upgraded property in one of Calgary’s most desirable lake communities. This is more than just a home, it’s a lifestyle, offering luxury, functionality, and remarkable value for its next owner. Don’t miss your chance to

make 192 Magnolia Manor SE your next address.