\$799,900 - 104 Magnolia Crescent Se, Calgary

MLS® #A2191257

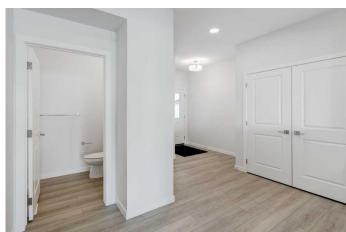
\$799,900

4 Bedroom, 3.00 Bathroom, 2,218 sqft Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Welcome to Your Dream Home in Mahogany â€" Brand New & Never Lived In! Built by Excel Homes, this stunning Collingwood model is located in the prestigious and highly sought-after LAKE community of Mahogany. Designed for both families and entertainers, this home offers 2,218 square feet of thoughtfully crafted living space, modern luxury, and incredible future potential with zoning for a LEGAL BASEMENT SUITE (with city approvals & permits). Upon entering, you'll be greeted by a spacious entryway leading to an open-concept main floor. The front flex room is perfect for a home office or playroom, while the family room and dining area are designed for comfort and entertaining. At the heart of the home is the chef's kitchen, featuring top-of-the-line stainless steel appliances, including a gas range, built-in oven, chimney fan, and microwave. You'll love the expansive island, a massive walk-in pantry, and a beautifully crafted coffee bar/butler's nook. Oversized patio doors lead to the southeast-facing backyard, bringing in ample natural light to create a bright and welcoming atmosphere. With 9-foot ceilings and luxury vinyl plank flooring, the entire main level exudes both elegance and functionality. Upstairs, you'll find four generously sized bedrooms, perfect for your growing family. The primary bedroom is a peaceful retreat, offering a spa-like ensuite with an oversized shower, a relaxing soaker tub, and a large walk-in closet. A dramatic vaulted ceiling enhances the







central bonus room, creating an inviting space for family movie nights or relaxation. The upper level is complete with a convenient laundry room and a spacious family bathroom. This home offers even more potential with its R-G zoning, which allows for the development of a legal basement suite (subject to city approvals & permits). The basement is already equipped with rough-in's for suite development and features a separate side entrance, making future development both easy and profitable. Whether you're looking to create a mortgage-helper rental or an in-law suite, this home has you covered. Located in the vibrant community of Mahogany, you'll enjoy access to lake amenities, parks, and top-rated schools, making it the perfect place to raise a family. Quick possession is available, so you can start living your dream sooner. Don't wait – book your private viewing today! Taxes for 2025 have not yet been established.

Built in 2024

Essential Information

MLS® # A2191257
Price \$799,900
Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,218
Acres 0.10
Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 104 Magnolia Crescent Se

Subdivision Mahogany City Calgary County Calgary Province Alberta

Postal Code T3J 5R6

Amenities

Amenities Other

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Breakfast Bar, Built-in Features, Dry Bar, Granite Counters, Kitchen **Interior Features**

Island, No Animal Home, No Smoking Home, Open Floorplan, See

Remarks, Walk-In Closet(s)

Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, **Appliances**

Microwave, Refrigerator, Washer

Forced Air, Natural Gas Heating

Cooling None Fireplace Yes 1

of Fireplaces

Fireplaces Electric, Living Room, Stone, Tile

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

Exterior

Exterior Features Other

Lot Description Front Yard, Pie Shaped Lot, See Remarks, Zero Lot Line

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation **Poured Concrete**

Additional Information

Date Listed February 5th, 2025

Days on Market 58 Zoning R-G **HOA Fees** 550

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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