



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

146 Magnolia Way SE  
Calgary, Alberta

MLS # A2245483



**\$934,900**

|           |                            |        |                  |
|-----------|----------------------------|--------|------------------|
| Division: | Mahogany                   |        |                  |
| Type:     | Residential/House          |        |                  |
| Style:    | 2 Storey                   |        |                  |
| Size:     | 2,253 sq.ft.               | Age:   | 2023 (2 yrs old) |
| Beds:     | 7                          | Baths: | 4                |
| Garage:   | Double Garage Attached     |        |                  |
| Lot Size: | 0.08 Acre                  |        |                  |
| Lot Feat: | Back Yard, Rectangular Lot |        |                  |

|             |                                                                                                                                               |            |     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                                       | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                             | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                               | Condo Fee: | -   |
| Basement:   | Separate/Exterior Entry, Finished, Full, Suite                                                                                                | LLD:       | -   |
| Exterior:   | Cement Fiber Board, Concrete, Wood Frame                                                                                                      | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                               | Utilities: | -   |
| Features:   | Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s) |            |     |
| Inclusions: | None                                                                                                                                          |            |     |

**\*\*A BRANDED VIRTUAL TOUR LINK ALSO HAS MORE DETAILS FOR YOU!** Over 3,100 livable square feet in this 7 BDRM + 4 FULL Bath home with LEGAL BASEMENT SUITE + Separate Entrance, and Central A/C in the gorgeous Lake Community of Mahogany! Say hello to Main Floor features like 'ceilings, beautiful, open-concept Kitchen with large island, Quartz countertops, full-height custom cabinetry, GAS stove and stainless steel appliances and lavish tile backsplash. There's also a VERY large walk-in pantry with plenty of storage options, a FULL Bathroom and a Bedroom, along with a large Living Room with electric fireplace, room to mount your flatscreen TV and large Dining Room as well. Upstairs, you'll find a large central Family/Bonus room ideal for relaxing with the family, Primary Bedroom with walk-in closet and lavish 5-pc Ensuite Bath with tiled soaker tub, separate shower and dual vanities. Three more additional bedrooms, another Full Bathroom, and walk-in Laundry Room, with additional storage, round out the Upper Level. The fully-finished Lower includes a LEGAL Basement Suite with a separate exterior entrance, as well as a separate furnace and water heater. There's also another full Kitchen with stainless steel appliances and spacious Living/Dining Room area. There are also 2 Bedrooms, and 4-pc Bath along with an in-suite, stacked, washer and dryer laundry area. The backyard has the deck already built, along with a patio for BBQ season! The separate/private side entrance has paving stones laid down for easier access and maintenance. Enjoy lake access privileges with four-season lake living, and a short walk to recreation areas like tennis courts, splash park, playgrounds, hockey rink, sandy beaches, walking/biking paths and more! Also close to great shopping, schools, The South Health Campus hospital, The

Mahogany Beach house and easy access to Stoney Trail and Deerfoot Trail. This is a wonderful home - with possibility of using the Legal Suite as a mortgage helper or for your extended family living needs!