

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

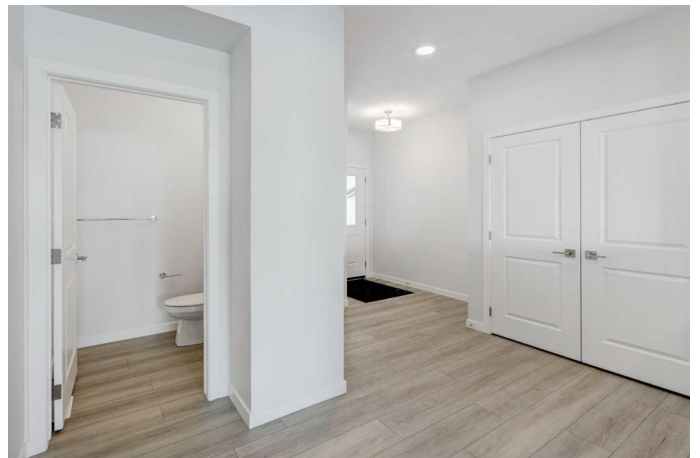
MLS® #A2191257

\$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 – 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-inâ€™s for suite development and features a separate side entrance, making future development both easy and profitable. Whether youâ€™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. Donâ€™t wait â€“ 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

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Dry Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s) |
| Appliances | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| 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 | 65 |
| Zoning | R-G |
| HOA Fees | 550 |

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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