# \$759,900 - 18 Magnolia Street Se, Calgary

MLS® #A2203225

## \$759,900

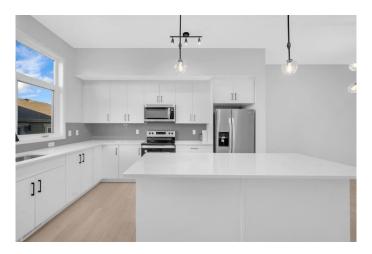
6 Bedroom, 4.00 Bathroom, 1,719 sqft Residential on 0.07 Acres

Mahogany, Calgary, Alberta

BRAND NEW HOUSE | 2 BEDROOM LEGAL SUITE | 10 FEET MAIN FLOOR CEILING Welcome to the Beautiful Mahogany community. One WORD…WOW! That's what you'll say once you walk into this fully upgraded, brand new home. Mahogany living is perfect for those who love to have Bicycle pathways, water activities and nature living right at the doorstep. Brand New home never lived in with 4 Bed + 3 Bath + Bonus Room + Office/ Den/Living Room + 2-bedroom legal suite. Excellent upgrades like 10ft main floor ceiling and 9ft basement Ceiling height along with the Open concept design and dream kitchen with all stainless-steel appliances. It hosts a total living space of 2577.56 Sqft which comes with the Lake Mahogany Privileges. Residents of this esteemed LAKE COMMUNITY are granted access to a variety of amenities, including PRIVATE LAKE ACCESS, recreational facilities, and walking trails. Indulge in water activities such as BOATING, FISHING, or simply basking in the sun on the community BEACH. Voted as Canada's community of the year, Mahogany is widely considered one of the most popular communities with an endless list of retail, dining and entertainment options alongside a picturesque wetland pathway system, multiple schools and the crown jewel of Lake Mahogany, the largest freshwater lake in Calgary. The lake offers over 84 acres of combined lake and beachfront for endless winter and summer fun!







### **Essential Information**

MLS® # A2203225 Price \$759,900

Bedrooms 6 Bathrooms 4.00

Full Baths 4

Square Footage 1,719
Acres 0.07
Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 18 Magnolia Street Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3S0G9

#### **Amenities**

Amenities None Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate

Entrance, Smart Home

Appliances Electric Range, ENERGY STAR Qualified Appliances, ENERGY STAR

Qualified Dishwasher, ENERGY STAR Qualified Refrigerator,

Humidifier, Microwave, Built-In Electric Range

Heating Forced Air

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Other

Lot Description Back Lane

Roof Asphalt Shingle

Construction Composite Siding, Concrete

Foundation Poured Concrete

## **Additional Information**

Date Listed March 17th, 2025

Days on Market 16

Zoning R-G

HOA Fees 554

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX iRealty Innovations

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