

51 Magnolia Way SE  
Calgary, Alberta

MLS # A2178111



## \$659,000

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, On Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Quartz Counters		

**Inclusions:** N/A

Welcome to the vibrant lake community of Mahogany! This stunning semi-detached is the ultimate blend of luxury and comfort, featuring 3 spacious bedrooms and 3.5 stylish bathrooms—perfect for your modern lifestyle. Step into the heart of the home: a dazzling kitchen with sophisticated quartz countertops and a gas range, ideal for creating gourmet meals and hosting lively gatherings. The bright, open living room exudes warmth and charm, creating a space where you’ll love to relax and entertain. Upstairs, discover three beautifully designed bedrooms, each crafted with your family’s needs in mind. The primary bedroom is a true retreat, complete with a large walk-in closet and a gorgeous en-suite bathroom featuring a tiled glass shower for a spa-like experience. Head down to the fully finished basement, where you’ll find a full bathroom, rough-in for a wet bar, and ample space for entertainment, a home gym, or whatever your heart desires. Stay cool all summer with central air conditioning, and make the most of outdoor entertaining on the stamped concrete patio, complete with a gas line for effortless BBQing. The oversized 26 x 21-foot garage is insulated, heated, and even includes a Wi-Fi router hookup—ideal for those who appreciate convenience and practicality. The community of Mahogany is brimming with top-notch amenities, including a sparkling 63-acre lake, a private beach club, scenic picnic spots, and winding walking trails. In winter, enjoy ice skating and a variety of seasonal activities. Don’t let this opportunity pass by—schedule your viewing today and step into the lifestyle you’ve been dreaming of!