

73 Magnolia Terrace SE Calgary, Alberta

MLS # A2272887



\$900,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,663 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		
Heating:	Fireplace(s), Forced Air		
Floors:	Carpet, Ceramic Tile, Hardwood		
Roof:	Asphalt Shingle		
Basement:	Full		
Exterior:	Concrete, Mixed		
Foundation:	Poured Concrete		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-G		
Utilities:	-		

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE SUNDAY DEC 14 (12:00-2:00pm). Welcome to this stunning executive home on a quiet street in the highly sought-after community of Mahogany, just a short walk to the lake. Built by Jayman Homes, this property offers 2,662 sq. ft. of impeccably designed above-grade living space and exceptional energy efficiency with six installed solar panels. The main floor impresses with rich hardwood flooring, recessed lighting, and a gourmet kitchen featuring high-end stainless steel appliances, dual ovens, a professional six-burner natural gas cooktop, and a dedicated wine fridge. The kitchen flows seamlessly into the dining area, warmed by a stylish electric fireplace. Upstairs, the layout is ideal for family living and privacy, offering four generously sized bedrooms and a spacious bonus room. This level is enhanced by central air conditioning and upgraded plush carpeting for year-round comfort. Modern mechanical systems include dual high-efficiency furnaces and an HRV system for optimal air quality. Outside, enjoy the beautiful cedar deck overlooking a level lot. The unfinished basement, with its large windows, provides excellent potential for future development. This is a truly turn key, premium property in one of Calgary's most desirable lake communities. Short drive to the Brookfield Residential YMCA in Seton!