

**437 Magnolia Way SE**  
**Calgary, Alberta**

**MLS # A2312844**



**\$839,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,152 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Gentle Sloping		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** Doorbell camera, upstairs tv mount, garage door opener, basement bar fridge, basement dishwasher

Skip the builder's wait time and buy this CUSTOM BUILT home in the desirable community of MAHOGANY that was extended 3ft in the build stage! Located on a large corner lot, kitty corner to a green space surrounded by upgraded show homes, this location is far from ordinary. Heading inside you're welcomed with a formal entry, a main floor office/den/bedroom, a half bathroom and access to your EXTENDED, OVERSIZED garage! Walking into the main living space you'll appreciate the NW exposure with extra windows due to the corner lot. The chef inspired kitchen has loads of cabinets and upgraded stainless steel appliances including a gas range. The main living space also holds a dining room with sliding doors to the backyard, a walk through pantry leading to the mudroom and 9ft ceilings throughout. Heading upstairs you'll love the WEST facing windows that line the stairwell which also flood the bonus room with natural light. On the left side, you have two generous secondary bedrooms and a 4 piece bathroom. Heading into the primary suite you're spoiled with a large room fit for a king bed, a beautiful five-piece ensuite with heated floors, and a walk-in closet with direct access to the upgraded laundry room. The lower level is fully finished with a large recreation room, a wet bar with a bar fridge and dishwasher, your 4th bedroom, a four-piece bathroom and your mechanical/storage room. Upgrades throughout include window coverings, quartz countertops, an extended garage (width and length). This home is on one of the largest lots in the new area and is in a prime location with a \$1,200 landscaping credit for the buyer. With friendly neighbors and lake access, this is the perfect place to call home.