

37 Magnolia Rise SE  
Calgary, Alberta

MLS # A2203105



**\$669,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,768 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Alarm system, basement storage unit, TV mount		

Lakeside living at its finest! One of few lots fronting on to the Blue park, down the street from Mahogany's main beach and steps to transit, local amenities and the Preserved Wetlands! Step into a plan designed to impress with an unparalleled style. Hardi-board exterior, a quaint front yard, an oversized 22x22 detached garage, Central Air and West facing backyard fenced and landscaped with a composite deck. Prepare to be impressed from the moment you step into 10' main floor ceilings, Luxury vinyl plank throughout and a front lifestyle room boasting a gas fireplace. The central dining area with a transom window is the perfect size for families and entertaining and you wont miss a thing from the rear kitchen overlooking this space and showcasing quartz counters, extended height cabinetry, soft close mechanics, a slide in stove, subway tiled backsplash, large walk in pantry and a full stainless steel appliance package all surrounded by a plethora of storage, prep and counter space. There is a garden door to the private yard and a floating vanity in the 2 piece bath. LVP with open rail takes you to the upper level beginning with the convenience of an upper laundry room. 2 back kids rooms, one with a walk in closet and a tiled 4 piece bath offering a quartz storage vanity and tub surround with a side linen closet just of the laundry room. The front primary bedroom offers those tremendous park views and comes with a walk in closet, room for a king size bed and your private 5 piece en-suite bath with his and her sinks within the quartz counters and storage vanity. 9' lower basement ceilings offer an amazing foot print for future development and comes with a water softener, high efficient furnace, rough in bathroom and electronic air cleaner. All this and in the award winning 4 season community of Mahogany!