

# \$799,900 - 104 Magnolia Crescent Se, Calgary

MLS® #A2191257

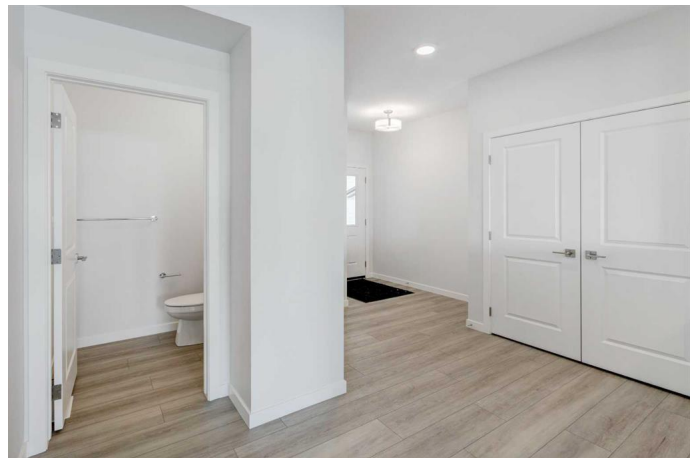
**\$799,900**

4 Bedroom, 3.00 Bathroom, 2,218 sqft

Residential on 0.10 Acres

Mahogany, Calgary, Alberta

Welcome to Your Dream Home in Mahogany – Brand New & Never Lived In! Built by Excel Homes, this stunning Collingwood model is located in the prestigious and highly sought-after LAKE community of Mahogany. Designed for both families and entertainers, this home offers 2,218 square feet of thoughtfully crafted living space, modern luxury, and incredible future potential with zoning for a LEGAL BASEMENT SUITE (with city approvals & permits). Upon entering, you'll be greeted by a spacious entryway leading to an open-concept main floor. The front flex room is perfect for a home office or playroom, while the family room and dining area are designed for comfort and entertaining. At the heart of the home is the chef's kitchen, featuring top-of-the-line stainless steel appliances, including a gas range, built-in oven, chimney fan, and microwave. You'll love the expansive island, a massive walk-in pantry, and a beautifully crafted coffee bar/butler's nook. Oversized patio doors lead to the southeast-facing backyard, bringing in ample natural light to create a bright and welcoming atmosphere. With 9-foot ceilings and luxury vinyl plank flooring, the entire main level exudes both elegance and functionality. Upstairs, you'll find four generously sized bedrooms, perfect for your growing family. The primary bedroom is a peaceful retreat, offering a spa-like ensuite with an oversized shower, a relaxing soaker tub, and a large walk-in closet. A dramatic vaulted ceiling enhances the



central bonus room, creating an inviting space for family movie nights or relaxation. The upper level is complete with a convenient laundry room and a spacious family bathroom. This home offers even more potential with its R-G zoning, which allows for the development of a legal basement suite (subject to city approvals & permits). The basement is already equipped with rough-inâ€™s for suite development and features a separate side entrance, making future development both easy and profitable. Whether youâ€™re looking to create a mortgage-helper rental or an in-law suite, this home has you covered. Located in the vibrant community of Mahogany, you'll enjoy access to lake amenities, parks, and top-rated schools, making it the perfect place to raise a family. Quick possession is available, so you can start living your dream sooner. Donâ€™t wait â€“ book your private viewing today! Taxes for 2025 have not yet been established.

Built in 2024

**Essential Information**

MLS® #	A2191257
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,218
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	104 Magnolia Crescent Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5R6

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Dry Bar, See Remarks, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Tile, Electric, Stone
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Front Yard, See Remarks, Pie Shaped Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 5th, 2025
Days on Market	91
Zoning	R-G
HOA Fees	550

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.