

**88 Magnolia Crescent SE
Calgary, Alberta**

MLS # A2269879



\$814,000

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|------------------|---|---------------|------------------|
| Division: | Mahogany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,250 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Few Trees, No Neighbours Behind, Paved | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Stone, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: Outdoor Shed

Step into a world of luxury in the heart of Mahogany! This stunning 2-storey home, offering over 2,250sq. ft., has been meticulously upgraded for sophisticated living. The main floor greets you with an elegant open layout, starting with a grand foyer featuring a custom built-in closet for refined organization. The gourmet kitchen is a chef's dream, boasting built-in stainless appliances, a gas range, ceiling-height cabinetry, and a spacious quartz island. A walk-through pantry and main floor office add perfect functionality. Ascend the staircase to the breathtaking upper level, where soaring 9-foot ceilings create an unparalleled sense of space and light. This level hosts a spectacular central bonus room, crowned with a dramatic vaulted ceiling, perfect for family entertainment. You will find four large bedrooms, including the serene primary retreat. This private oasis features a spa-inspired ensuite and an expansive, professionally finished custom built-in closet. One of the spacious secondary bedrooms also includes its own custom built-in closet, adding incredible value and organization. A convenient upper-level laundry room completes this exceptional floor. The basement awaits your creative vision, with 9-ft ceilings and a rough-in for a future bathroom. Outside, enjoy a fenced backyard, with beautiful trees, ideal for summer evenings. Located minutes from parks, playgrounds, schools, and shopping with easy access to Stoney Trail or Deerfoot Trail, this home is a rare find that you will call home.