\$669,900 - 37 Magnolia Rise Se, Calgary

MLS® #A2203105

\$669,900

3 Bedroom, 3.00 Bathroom, 1,768 sqft Residential on 0.06 Acres

Mahogany, Calgary, Alberta

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 fended 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!

Built in 2019

Essential Information

MLS® # A2203105 Price \$669,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,768
Acres 0.06
Year Built 2019

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 37 Magnolia Rise Se

Subdivision Mahogany
City Calgary
County Calgary
Province Alberta
Postal Code T3M 2W5

Amenities

Amenities Beach Access, Clubhouse, Park, Parking, Party Room, Picnic Area,

Playground, Racquet Courts, Recreation Facilities, Recreation Room

Parking Spaces 2

Parking Double Garage Detached, Oversized

of Garages 2

Interior

Interior Features Closet Organizers, Double Vanity, High Ceilings, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows,

Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot,

Views

Roof Asphalt Shingle

Construction Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed March 28th, 2025

Days on Market 22
Zoning R-G
HOA Fees 582
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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