

61 Magnolia Parade SE  
Calgary, Alberta

MLS # A2197837



**\$600,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** NA

Beautiful Mahogany Home | 3 Bedrooms | 2.5 Bathrooms | Double Detached Garage | Stamped Concrete Backyard | Tons of Natural Light Welcome to 61 Magnolia Parade SE, a stunning 3-bedroom, 2.5-bathroom home nestled in the vibrant, family-friendly lake community of Mahogany. Designed for modern living, this home features an open-concept layout, large windows, and tons of natural light, creating a warm and inviting atmosphere. The chef's kitchen is a showstopper with sleek cabinetry, quartz countertops, stainless steel appliances, a large center island, and a spacious pantry—perfect for both daily living and entertaining. The bright dining area and cozy living room flow seamlessly together, making this space ideal for gatherings. A convenient powder room and mudroom complete the main floor. Upstairs, you'll find a spacious primary retreat with a walk-in closet and a luxurious 4-piece ensuite. Two additional bedrooms, a full bathroom, and an upper-floor laundry room add to the home's functional appeal. The unfinished basement offers endless potential, allowing you to customize the space to suit your needs. Outside, enjoy the low-maintenance, stamped concrete backyard, perfect for summer BBQs or relaxing evenings. The double detached garage provides ample parking and storage. Living in Mahogany means access to Calgary's largest freshwater lake, beaches, parks, pathways, and a vibrant urban village with shops, restaurants, and amenities just minutes away. Quick access to Stoney Trail and Deerfoot Trail ensures easy commuting. Don't miss your chance to own this beautiful home in one of Calgary's most desirable communities—book your showing today!