

# \$680,000 - 37 Magnolia Rise Se, Calgary

MLS® #A2203105

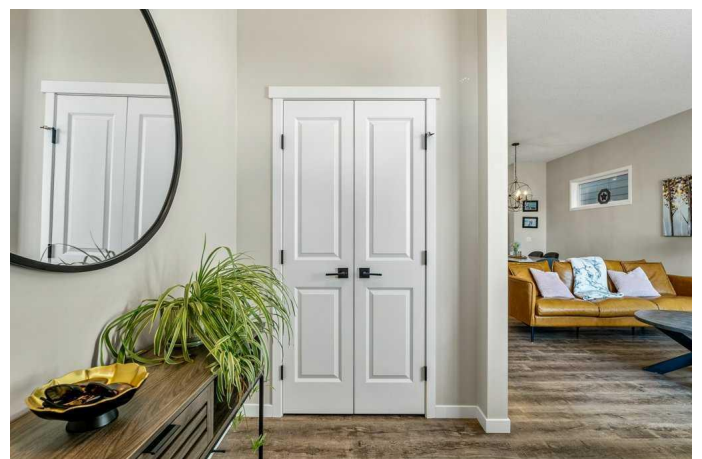
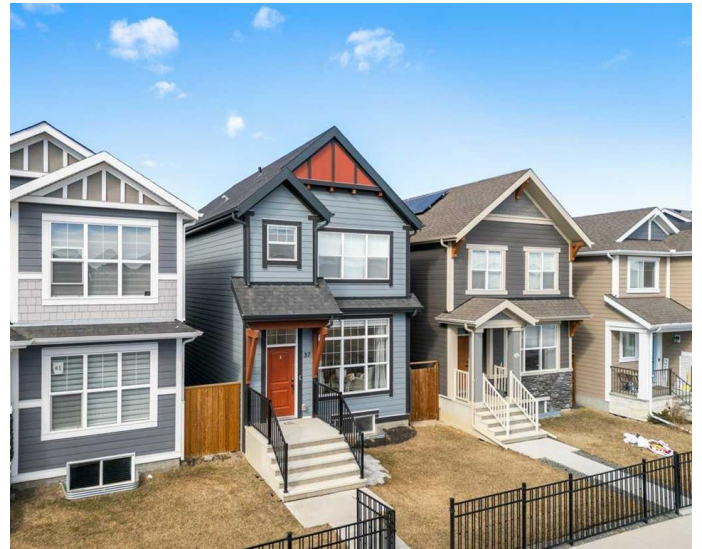
**\$680,000**

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

Mahogany, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 12 FROM 11-2PM. 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!

Built in 2019

### **Essential Information**

MLS® #	A2203105
Price	\$680,000
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	Park, Parking, Party Room, Playground, Racquet Courts, Recreation Facilities, Recreation Room, Beach Access, Clubhouse, Picnic Area
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 13  
Zoning R-G  
HOA Fees 582  
HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.