



\$ 619,900.00

94 MAGNOLIA TERRACE SE CALGARY

<https://paulbrinton.com>

Bungalow Finished in 2021 and located in one of Calgary's nicest lake communities, Mahogany. This home offers lake privileges, solar power, a double attached heated garage with built-in electric car charging and a 220-volt outlet plug (with 30-amp breaker). Open-concept layout, with 9-foot ceilings. Kitchen features stainless steel appliances, granite...

- 3 beds
- 3 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1154016

Type: Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-10-28 21:56:38

Bathrooms: 3

Bedrooms Above Grade: 1

Date added: 10/17/21

Two Piece Bath: 1

Lot size: 4209 sq ft

Year built: 2020

Parking: 220 Volt Wiring, Double Garage Attached, Garage Faces Front, In Garage Electric Vehicle Charging Station(s), Insulated , Private Electric Vehicle Charging Station(s)

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Association Amenities: Beach Access,Boating,Clubhouse,Picnic Area,Playground,Recreation Facilities

Community Features: Clubhouse,Fishing,Lake,Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

Fencing: None

Cooling: Central Air

Total Parking: 4

Flooring: Carpet,Vinyl

Fireplace Features: Electric

Exterior Features: Other

District: CAL Zone SE

Inclusions: 6 Solar Panels



Interior Features: Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Smart Home,Tankless Hot Water,Walk-In Closet(s),WaterSense Fixture(s)

Roof Type: Asphalt Shingle

Lot Features: Rectangular Lot

Heating Type: High Efficiency,Fireplace(s),Forced Air,Natural Gas,Solar

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Main Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 4

Suite: No

Frontage Metres: 0.00M 0`0"

Living Area SF: 1153.04

Structure Type: House

Restrictions: None Known

Levels: One

Zoning: R-G

List Price Square Foot: \$ 546.30

Photo Count: 27

Construction Materials: Composite Siding,Stone,Wood Frame

Foundation: Poured Concrete

Appliances: Built-In Oven,Electric Stove,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,Garage Control(s),Tankless Water Heater,Washer/Dryer,Water Softener,Window Coverings

Subdivision Name: Mahogany

Lot Size Acres: 0.10

