



THE
A-TEAM

**RE/MAX
FIRST**

212 MAGNOLIA Manor, Calgary T3M 3J2

MLS® #: **A2113276** Area: **Mahogany** Listing Date: **03/08/24** List Price: **\$929,900**
Status: **Pending** County: **Calgary** Change: **+\$20k, 07-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **4,133 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

Rectangular Lot

Double Garage Attached,Enclosed,Garage Faces Front

Finished Floor Area

Abv Sqft: **2,270**

Low Sqft:

Ttl Sqft: **2,270**

DOM

72

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Cement Fiber Board,Stone,Wood Frame**

Flooring:

Carpet,Laminate,Vinyl

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Smart Home,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	12`11" x 12`0"	Bonus Room	Upper	12`11" x 14`4"
Dining Room	Main	12`11" x 12`10"	Walk-In Closet	Upper	8`11" x 9`10"
Kitchen	Main	13`5" x 12`0"	Walk-In Closet	Upper	5`10" x 5`1"

5pc Ensuite bath	Upper	12`8" x 12`0"	Laundry	Upper	9`9" x 5`9"
Bedroom	Upper	9`3" x 11`10"	Bedroom	Upper	9`3" x 11`10"
Bedroom - Primary	Upper	12`11" x 13`4"	4pc Bathroom	Upper	12`0" x 5`3"
2pc Bathroom	Main	5`10" x 5`8"	Office	Main	6`5" x 5`4"
Pantry	Main	5`0" x 7`6"	Walk-In Closet	Upper	5`2" x 5`9"
Walk-In Closet	Upper	5`5" x 5`5"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
Legal Desc: **2111687**

Remarks

Pub Rmks: **PRESENTING THE EXQUISITE AND UNIQUE JAKE*BRAND NEW FLOOR PLAN*YOU WILL FALL IN LOVE IMMEDIATELY SO BE PREPARED!!* This outstanding home will have you at "HELLO!" Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's brand new "JAKE 26" Signature Home located in the highly sought after Lake community of Mahogany, where nature is your neighbour in every direction. If you enjoy entertaining, want to live in an amazing new floor plan and enjoy offering ample space for all who visit, than this is the home for you! Immediately fall in love as you enter, offering over 2200+SF of true craftsmanship and beauty! Luxurious laminate flooring invites you into a lovely open floor plan featuring an amazing GOURMET kitchen boasting elegant QUARTZ counters, sleek stainless steel KitchenAid built-in appliance package with a gas cook top, counter depth refrigerator with French door with internal water & ice maker, built-in microwave and wall oven. An amazing 2 storey floor plan with a MAIN FLOOR OFFICE, quietly transitioning to the expansive kitchen that boasts a generous walk-thru pantry and centre island that overlooks the amazing living area with a lovely garden door that open up nicely to your 12x12 deck . The upper level offers you an abundance of space to suit any lifestyle with over 1200SF alone. THREE BEDROOMS with the beautiful Primary Suite boasting Jayman BUILT's luxurious en suite including dual vanities, gorgeous SOAKER TUB & STAND ALONE SHOWER. Thoughtfully separated past the pocket door you will discover the spacious walk-in closet offering a lovely amount of space. A stunning centralized Bonus room separating the Primary wing with the the additional bedrooms and a spacious Main Bath to complete the space. A beautiful open to below feature adds an elevated addition to this home. ADDITIONAL FEATURES: professionally designed Down to Earth color palette, deck with BBQ gas line, open to above at front entry with 20ft ceiling, expansive kitchen with built-in appliances and walk-thru pantry, electric fireplace in Great Room, iron spindle railing added to stairs and bonus room, enclosed laundry room, raised basement ceiling height & 3-piece rough-in plumbing. This lovely home presenting the Arts & Crafts Elevation has been completed in Jayman's EXTRA Fit & Finish along with Jayman's reputable CORE PERFORMANCE. 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Air Purification System, High Efficiency furnace with Merv 13 Filters & HRV Unit, Navien-Brand Tankless Hot Water Heater, Triple Pane Windows & Smart Home Technology Solutions. Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy a climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save!**

Inclusions: **N/A**
Property Listed By: **Jayman Realty Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



