



THE
A-TEAM

**RE/MAX
FIRST**

313 MAGNOLIA Place, Calgary T3M 3H7

MLS®#: **A2124281**

Area: **Mahogany**

Listing Date: **04/18/24**

List Price: **\$1,029,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**
Lot Information
Lot Sz Ar: **4,122 sqft**
Lot Shape: **These are TBD.
Estimate only**

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac,Level,Rectangular Lot,See Remarks
Double Garage Attached,Driveway,Oversized**

DOM

31
Layout
Beds: **5 (4 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Other**

Construction: **Brick,Composite Siding,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Stove(s)**
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`4" x 13`0"
Dining Room	Main	14`3" x 11`11"
Dining Room	Main	14`3" x 11`11"
Mud Room	Main	11`11" x 5`9"
2pc Bathroom	Main	4`10" x 4`7"
Bedroom - Primary	Upper	13`8" x 12`10"

Room	Level	Dimensions
Pantry	Main	8`6" x 6`6"
Kitchen	Main	15`0" x 12`0"
Foyer	Main	10`11" x 5`4"
Den	Main	8`8" x 8`4"
Bonus Room	Upper	20`4" x 12`10"
Walk-In Closet	Upper	11`0" x 5`7"

5pc Ensuite bath
Bedroom
Laundry
Game Room
Furnace/Utility Room

Upper
Upper
Upper
Basement
Basement

12`5" x 11`8"
12`3" x 9`3"
9`3" x 5`8"
23`5" x 12`9"
23`5" x 9`0"

Bedroom
Bedroom
4pc Bathroom
Bedroom

Upper
Upper
Upper
Basement

10`6" x 9`5"
12`3" x 9`3"
8`3" x 7`0"
10`6" x 10`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111687

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to the ultimate home in the prestigious lake community of Mahogany! Loaded with upgrades and completed in August 2023, you will be the first to call this home your own. Tucked away at a quiet cul-de-sac, offering over 2480 square feet above ground of elegant finishes. The open concept main floor offers a chef's kitchen with built in gas stovetop, kitchen-aid stainless steel appliances, built in oven & microwave, gleaming quartz counters, trendy white cabinetry with large central island, huge walk through pantry, just to name a few. Spacious open concept dining to living room area are both encased with large windows maximizing the amount of natural light. The living room is finished with an energy efficient electric fireplace. The main level also has a convenient office space off of the front door, a mudroom connected to the garage & a 2 pc bathroom. Upstairs you'll discover a large bonus room, 4 bedrooms and a laundry room. The primary bedroom offers a spacious area to escape & rest along with a huge walk-in closet and a large luxurious ensuite. Moving to the finished lower level that has been professionally built & finished with the same taste as the rest of the house, you will find a huge recreation room, a 5th bedroom & a full bathroom. The basement offers an additional 769 square feet of finished space. This home offers tons of room for a growing family. Your dream backyard awaits with a blank slate - where you can design your own dream yard for your family! Come and see this dream home to fully appreciate it!

Inclusions:
Property Listed By:

N/A
eXp Realty

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













