



THE
A-TEAM

**RE/MAX
FIRST**

122 MAGNOLIA Court, Calgary T3M3M6

MLS® #: **A2124705**

Area: **Mahogany**

Listing Date: **04/19/24**

List Price: **\$819,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 10-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,326 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,194**
Low Sqft:
Ttl Sqft: **2,194**

DOM

30
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Level**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction:
Cement Fiber Board,Concrete,Stone,Wood Frame
Flooring:
Carpet,Ceramic Tile,Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`9" x 6`8"
Kitchen	Main	15`6" x 14`2"
Bedroom	Main	11`6" x 9`3"
5pc Bathroom	Upper	7`8" x 12`1"
Bedroom	Upper	11`5" x 13`6"
Bedroom - Primary	Upper	11`7" x 15`11"
Family Room	Upper	15`2" x 12`9"

Room	Level	Dimensions
Dining Room	Main	8`0" x 11`7"
Living Room	Main	15`2" x 11`11"
3pc Bathroom	Main	7`8" x 5`1"
Bedroom	Upper	11`6" x 13`6"
5pc Ensuite bath	Upper	11`4" x 9`10"
Walk-In Closet	Upper	7`11" x 6`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2210571

Remarks

Pub Rmks:

2023 Build | New Home | 2 Story | 2194.46 SQFT | 4-Bedrooms | 3-Bathrooms | Open Floor Plan | High Ceilings | Dream Kitchen with Center land | Side Entrance | LVP floors on Main | Spacious Yard & Much More | This is an extraordinary opportunity to own this newly built home in the modern community of Mahogany, with conveniently quick access to Stony Trail & Deerfoot. This 2 story home offers a noteworthy floor plan with extensive upgrades. The main floor features 9' ceilings, a bedroom attached with full bathroom, an open concept upgraded kitchen with floor to ceiling cabinetry with a Grand kitchen Island, complete with pantry, Upgraded stainless steel appliances, a spacious living room with electric fire place & dining. Second floor boasts a Bonus room with tray ceiling, Master bedroom with a large 5 pc ensuite & Walk-in closet, Two additional well sized bedrooms with an additional 5pc bathroom, and a laundry room. Stepping down to the 9' basement! This home has HRV ventilation to ensure the best air flow throughout your home. Oversized windows will bring tons of sunshine throughout! Being unfinished, you have the flexibility to turn into anything you desire and seems fit to your family, such as bedrooms, playroom, fitness rooms, or even a theatre! And the basement has its own separate entrance with large windows. This home offers everything you need, all located in excellent community of Mahogany. Which offers even more bonuses with four-season lake living, offering recreation with tennis courts, splash park, playgrounds, hockey rink, sandy beaches and more!! Located near many amenities, this home is Less than a 5-minute drive to Elementary schools and short walk to playgrounds and the Mahogany beach house. Also a short 10 minutes drive to Brookfield YMCA, South Health Campus, and Seton Shopping Centre, with easy access to Stony and Deerfoot Trail. This home is the one you have been waiting for! Don't let it get away, book your showing today, and/or visit the 3D Tour!!

Inclusions:
Property Listed By:

N/A
MaxWell Central

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











