

81 MAGNOLIA Heath, Calgary T3M 2Z7

MLS® #: **A2140013** Area: **Mahogany** Listing Date: **06/10/24** List Price: **\$665,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **4,972 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard**
 Park Feat: **Additional Parking,Driveway,Single Garage Attached**

DOM

98
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **3**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **ENERGY STAR Qualified Equipment,Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Stucco,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,ENERGY STAR Qualified Refrigerator,Microwave Hood Fan,Washer**
 Int Feat: **Bidet,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 4`11"	Kitchen	Main	7`7" x 10`5"
Living/Dining Room Combination	Main	17`2" x 13`3"	4pc Ensuite bath	Second	5`0" x 8`3"
Bedroom	Second	13`2" x 8`2"	Bedroom	Second	13`2" x 8`8"
Bonus Room	Second	17`2" x 11`2"	Bedroom - Primary	Second	12`3" x 12`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910524

Zoning:
R-G

Remarks

Pub Rmks:

This nearly new home looks like a Showhome and is located on a quiet family orientated street, just steps away from the Mahogany Beach Club, future schools, and the many great amenities of Mahogany Village. The home features 3 bedrooms, 2.5 bathrooms, 2 living areas sitting on one of Mahogany's largest semi-detached lots 4972 sq.ft (nearly double the traditional lot size). This beautifully designed home shows the owners pride with an endless list of upgrades and features. The home is finished with modern luxury vinyl plank flooring throughout the house for a carpet free living. The main upgrades includes, quartz countertops, Kitchen Backsplash, French door Fridge, undermount kitchen sink with upgraded faucet and garburator, pot lights, elegant black finished door & cabinet fixtures, Double door pantry with Lami glass, Metal spindle railings, Pot lights with upgraded lighting fixture throughout the house along with additional custom windows. The basement includes 9 ft foundation walls and already has rough ins for future development. The oversized attached garage will keep your vehicle and valuables safe all year long along with that you can park 2 additional vehicles in the driveway. The backyard is truly an oasis waiting for your creativity, just to remind you this lot is 324 feet deep, perfect for creating different zones for Gardening, Kids play area, Lush lawn and BBQ to entertain friends and family. This family-oriented street is perfect for those looking for a beautiful Mahogany home steps from 2 future schools, green spaces, lake access and the stunning wetlands.

Inclusions:
Property Listed By:

N/A
CIR Realty

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