



THE
A-TEAM

**RE/MAX
FIRST**

6 MAGNOLIA Manor, Calgary T3M 2X4

MLS®#: **A2157559**

Area: **Mahogany**

Listing Date: **08/14/24**

List Price: **\$949,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **4,703 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **2,255**
Low Sqft:
Ttl Sqft: **2,255**

DOM

35
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 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: **Other, Private Yard**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Oven, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer**
Int Feat: **Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Mud Room	Main	8`3" x 6`6"
Foyer	Main	9`11" x 9`11"
Kitchen	Main	14`10" x 12`0"
Living Room	Main	12`8" x 12`11"
Bedroom	Second	16`10" x 9`7"
5pc Bathroom	Second	10`3" x 5`11"
Walk-In Closet	Second	6`6" x 11`10"

Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`9"
Office	Main	9`8" x 9`3"
Dining Room	Main	10`10" x 12`0"
Bedroom	Second	14`6" x 9`10"
Bonus Room	Second	14`2" x 13`10"
Laundry	Second	6`4" x 10`7"
5pc Ensuite bath	Second	9`7" x 11`10"

Bedroom - Primary
Other
Other
Bedroom

Second
Basement
Basement
Basement

14`8" x 12`7"
4`3" x 5`3"
2`11" x 8`7"
12`3" x 10`11"

4pc Bathroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

8`6" x 5`3"
29`6" x 14`2"
22`2" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910524

Zoning:
R-1N

Remarks

Pub Rmks:

Exceptional 4-Bedroom Family Home with Solar Panels in a Lake Community! Discover your next family home in this spacious 4-bedroom, 3.5-bathroom property located in a picturesque lake community. With over 3,000 square feet of developed space, this home combines comfort, style, and energy efficiency. The heart of this home is its gourmet kitchen, designed for both everyday living and entertaining. High-end appliances, ample storage, and elegant finishes make it a culinary enthusiast's dream. The open layout flows seamlessly into the living and dining areas, perfect for hosting family and friends. Work from home with ease in the main floor office, or retreat to the fully finished basement, offering endless possibilities—whether it's a home theater, playroom, or guest suite. The spacious bedrooms upstairs include a luxurious principal suite with a spa-like ensuite bath. The additional bedrooms provide plenty of space for family members or guests. Outside, the expansive yard is an entertainer's delight, perfect for summer barbecues, gardening, or simply enjoying the outdoors. The home also features solar panels, ensuring lower energy costs! Nestled in a vibrant lake community, you'll enjoy access to serene walking trails, recreational facilities, and great schools. This home offers the perfect blend of modern amenities, outdoor space, and a family-friendly neighborhood. Don't miss out on this incredible opportunity—schedule a viewing today!

Inclusions:
Property Listed By:

**Solar Panels System
Renzo Real Estate Inc.**

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













