



THE
A-TEAM

**RE/MAX
FIRST**

72 MAGNOLIA Bay, Calgary T3M 2B6

MLS®#: **A2164311**

Area: **Mahogany**

Listing Date: **10/11/24**

List Price: **\$849,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,726**
Low Sqft:
Ttl Sqft: **1,726**

Lot Information

Lot Sz Ar: **4,230 sqft**
Lot Shape:

DOM

11
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard, No Neighbours Behind**
Park Feat: **Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency, Electric, Forced Air, Hot Water, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Cement Fiber Board, Concrete**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Water Heater, Gas Oven, Gas Stove, Microwave, Microwave Hood Fan, Range, Washer/Dryer, Window Coverings**
Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|-------|----------------|
| Entrance | Main | 5`6" x 4`5" |
| Flex Space | Main | 5`5" x 6`0" |
| Dining Room | Main | 10`11" x 10`0" |
| Mud Room | Main | 5`8" x 5`8" |
| Bedroom | Upper | 11`1" x 9`10" |
| Laundry | Upper | 3`3" x 5`8" |
| Bedroom - Primary | Upper | 14`2" x 12`1" |

| Room | Level | Dimensions |
|--------------|-------|-----------------|
| 2pc Bathroom | Main | 6`11" x 2`11" |
| Kitchen | Main | 9`11" x 12`5" |
| Living Room | Main | 14`11" x 12`11" |
| Bedroom | Upper | 11`2" x 10`3" |
| 4pc Bathroom | Upper | 8`8" x 5`4" |
| Bonus Room | Upper | 9`6" x 12`10" |
| 4pc Bathroom | Upper | 14`2" x 6`1" |

Kitchenette **Basement** **7`8" x 10`0"**
Living/Dining Room Combination **Basement** **8`0" x 13`6"**
4pc Bathroom **Basement** **4`11" x 7`7"**
Bedroom **Basement** **9`6" x 9`8"**

Kitchenette **Basement** **8`0" x 13`6"**
Laundry **Basement** **3`7" x 3`3"**
Bedroom **Basement** **9`0" x 9`2"**

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **2311345**

Remarks

Pub Rmks: ****LEGAL 2-BEDROOM SECONDARY SUITE!**** Located in the highly desirable and neighborly LAKE community of Mahogany, this stunning BRAND-NEW home by award-winning Hopewell offers luxury living with views and access to endless walking paths right from your backyard! Enjoy the lifestyle this community provides, featuring a scenic lake, parks, wetlands and plenty of green space just steps away. An open concept main floor showcases a modern design with luxury vinyl plank flooring, high ceilings, upgraded matte black hardware & lighting package, all finished in a neutral color palette. The spacious gourmet kitchen, boasts stainless steel appliances, sleek quartz countertops, a tiled backsplash, custom cabinetry, and a large central island with breakfast bar. The kitchen flows seamlessly into the dining area and spacious family room, where large windows & a door open to the backyard - perfect for taking in those beautiful views and enjoying outdoor living. This level also includes a 2 pc bathroom and a convenient home office, den or guest area. Upstairs, you'll find a bonus room, great for unwinding at the end of the day, as well as the primary bedroom with a walk-in closet and a 4 pc ensuite featuring a stand-alone glass & tile shower, dual vanity, quartz counters, and ample storage. 2 additional bedrooms, a full 4 pc. bathroom with soaker tub, and an upstairs laundry room provide convenience for the entire family. This home also comes with a roughed in air conditioning line that can be added to the mortgage or added after possession. The property also features a legal suite, outfitted with 2 bedrooms, perfect for generating rental income or accommodating extended family. Finished by the builder, this suite has its own separate side entrance which is fully paved, a full kitchen with quartz countertops and stainless steel appliances, a living room, two bedrooms, a full bathroom, and a separate laundry room. Last, but certainly not least, the home is also equipped with an oversized double attached garage & driveway with additional parking spaces. Don't miss your chance to own this exceptional home in Mahogany, where nature, recreation, and community come together!

Inclusions: **N/A**
 Property Listed By: **eXp Realty**

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











