



THE
A-TEAM

**RE/MAX
FIRST**

151 MAGNOLIA Terrace, Calgary T3M 2X3

MLS®#: **A2165374**

Area: **Mahogany**

Listing Date: **09/19/24**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**
Lot Information
Lot Sz Ar: **3,078 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,653**
Low Sqft:
Ttl Sqft: **1,653**

DOM

0
Layout
Beds: **3 (3)**
Baths: **3.0 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane**
Park Feat: **Alley Access,Gravel Driveway,Off Street,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Smart Home,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`9" x 13`5"
Living Room	Main	15`11" x 13`5"
Bedroom - Primary	Upper	13`7" x 13`1"
4pc Ensuite bath	Upper	11`2" x 5`5"
Bedroom	Upper	11`4" x 9`3"
Game Room	Basement	14`2" x 13`11"

Room	Level	Dimensions
Kitchen	Main	14`4" x 14`5"
Entrance	Main	4`7" x 5`6"
Walk-In Closet	Upper	7`5" x 5`0"
Bedroom	Upper	11`11" x 9`3"
4pc Bathroom	Upper	8`11" x 4`11"
Furnace/Utility Room	Basement	13`5" x 6`9"

Exercise Room
2pc Bathroom

Basement
Main

11'4" x 11'11"
5'0" x 4'11"

3pc Bathroom

Basement

11'4" x 5'4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2211011

Remarks

Pub Rmks:

Open House this Saturday and Sunday, September 22 and 23 between 2-4 p.m. Welcome to the Erica 20 model, a stunning former Jayman show home designed with modern luxury and sustainability in mind. This fully air-conditioned, 3-bedroom, fully finished family home offers over 2,300 square feet of premium living space, blending style, comfort, and functionality. Upon entering, you'll immediately notice the high-quality finishes throughout, from the 9' ceilings and luxury vinyl plank flooring to the sleek stainless steel Whirlpool appliances and beautiful quartz countertops in the kitchen. The main floor features an open-concept layout, perfect for family living and entertaining. The Chef's kitchen boasts a large central island with an eating bar, custom cabinetry, and a spacious dining area overlooking the backyard. Thoughtfully designed with "Family Approved" elements, this home includes: 6 solar panel package for energy efficiency, Tankless water systems, Triple-pane windows for enhanced insulation, Custom trims and doors, Custom wallpaper and a feature electric fireplace wall in the primary bedroom. Upstairs, the primary bedroom is a true retreat, featuring a spacious walk-in closet and a spa-inspired ensuite with dual sinks and an oversized shower. Natural light floods every room through oversized windows, creating a bright and inviting atmosphere. The fully finished basement, built by the builder, offers even more living space, including a large recreation room, enclosed gym, full bathroom, and furnace room. With impressive curb appeal, this home is beautifully complemented by Gemstone eave lighting and the convenience of a side entry. Located in one of Calgary's most sought-after lake communities, you'll enjoy easy access to numerous trails, parks, green spaces, and a variety of shopping and dining options. Core Performance features include: BuiltGreen Canada certification with an EnerGuide rating, UV-C Ultraviolet Light Purification System, High-efficiency furnace with MERV 13 filters and HRV unit, Navien tankless hot water system, Triple-pane windows and Smart Home Technology Solutions. Don't miss your chance to own this never lived in spectacular, eco-friendly home in a prime location. Experience lake living at its finest!

Inclusions:
Property Listed By:

None
Grand Realty

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













