



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 MAGNOLIA Heights, Calgary T3M 2Z8**

MLS®#: **A2166864** Area: **Mahogany** Listing Date: **09/19/24** List Price: **\$1,200,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **4,703 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,643**  
 Low Sqft:  
 Ttl Sqft: **2,643**

DOM

**9**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **7**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Few Trees,Front Yard,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Oversized,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Dog Run**

Construction: **Stucco**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	16`1" x 11`11"	5pc Ensuite bath	Second	14`8" x 10`4"
Bedroom	Second	13`5" x 10`8"	Bedroom	Second	12`4" x 10`4"
Bedroom	Lower	14`11" x 10`0"	5pc Bathroom	Second	12`4" x 4`11"
3pc Bathroom	Lower	8`7" x 4`11"	2pc Bathroom	Main	4`9" x 4`7"
Living Room	Main	15`0" x 9`7"	Kitchen	Main	13`0" x 10`3"
Pantry	Main	4`3" x 3`10"	Dining Room	Main	13`4" x 11`7"
Foyer	Main	12`7" x 6`7"	Mud Room	Main	11`11" x 6`10"

<b>Den</b>	<b>Main</b>	<b>9`8" x 9`0"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>17`5" x 12`11"</b>
<b>Laundry</b>	<b>Second</b>	<b>9`10" x 8`11"</b>	<b>Game Room</b>	<b>Lower</b>	<b>25`9" x 15`4"</b>
<b>Storage</b>	<b>Lower</b>	<b>5`5" x 3`11"</b>			

Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>R-1s</b>
Legal Desc:	<b>1910524</b>

Remarks

Pub Rmks: **Welcome to your dream home! This exquisite 4-bedroom, 3.5-bath residence boasts a perfect blend of modern elegance and functional design. Step inside to discover an impressive open-to-above layout with stunning vaulted ceilings and 9-foot ceilings throughout, flooding the space with natural light. The heart of the home features a chef-inspired kitchen, complete with granite countertops and sleek matte black finishings. The spacious living area, enhanced by a contemporary glass railing, is perfect for entertaining or relaxing with family. Retreat to the custom-designed master ensuite, a true sanctuary, while the finished basement offers additional living space, perfect for a home theater or game room. Outside, enjoy your low-maintenance backyard oasis, beautifully landscaped and ideal for outdoor gatherings. Situated on a desirable corner lot, this home combines style and convenience in a fantastic neighborhood. Don't miss your chance to own this remarkable property!**

Inclusions: **N/A**  
 Property Listed By: **The Agency Calgary**

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

















