



THE
A-TEAM

**RE/MAX
FIRST**

16 MAGNOLIA Mount, Calgary T3M 2W4

MLS®#: **A2168992** Area: **Mahogany** Listing Date: **09/27/24** List Price: **\$709,900**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 11-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **2,755 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,667**
 Low Sqft:
 Ttl Sqft: **1,667**

DOM

32
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Landscaped,Street Lighting,See Remarks**
 Park Feat: **Alley Access,Double Garage Detached,Drive Through,Enclosed,Garage Door Opener,Garage Faces Rear,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Cement Fiber Board,Stone,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Water Softener,Window Coverings**

Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Open Floorplan,Smart Home,Stone Counters,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`5" x 12`11"
Dining Room	Main	13`4" x 10`1"
2pc Bathroom	Main	4`11" x 4`8"
Bedroom - Primary	Upper	12`5" x 12`5"
5pc Ensuite bath	Upper	18`6" x 6`1"
Bedroom	Upper	13`3" x 9`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`11" x 10`4"
Foyer	Main	5`11" x 5`7"
Mud Room	Main	6`6" x 3`6"
Walk-In Closet	Upper	5`8" x 4`10"
Bedroom	Upper	10`11" x 9`2"
Laundry	Upper	6`0" x 3`3"

**4pc Bathroom
Bedroom
Other
Furnace/Utility Room**

**Upper
Basement
Basement
Basement**

**8`5" x 4`11"
11`8" x 11`1"
4`8" x 4`3"
9`3" x 9`0"**

**Family Room
Walk-In Closet
4pc Bathroom**

**Basement
Basement
Basement**

**14`2" x 13`1"
5`1" x 4`7"
9`8" x 5`7"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1811915

Zoning:
R-G

Remarks

Pub Rmks:

Fabulous park facing and highly sought after FULLY FINISHED CERTIFIED JAYMAN BUILT HOME "SONATA" now available facing the Mahogany Royal Blue Park! Boasting over 2300+square feet of stunning developed living space, you will be sure to be impressed! Immediately upon entering this beautiful home you are greeted with almost a 12ft soaring ceiling that frames in a stunning floor to ceiling feature fireplace. A 50" linear electric fireplace with Ebony Reflective feature complimented with horizontal stacked tile adds an elevated ambiance to the great room, all overlooking the park through the over sized feature window. El Dorado luxury vinyl plank flooring seamlessly transitions you from the lower great room up to the expansive dining room framed in with upgraded iron spindles with feature Taylor Bar. The beautiful kitchen invites you in to fall in love with two tone cabinets featuring stunning Starless on the lowers and Cloudburst on the uppers. Angled crown molding and flush valance nicely trim the tops, along with under cabinet lighting. Blanco Silgranite Cinder undermount sink with Moen Matte Black faucet. Sleek stainless steel appliance package including a Whirlpool gas range, French door refrigerator with exterior water and ice and dishwasher to match. Enjoy the built-in Panasonic microwave with trim kit and finish the upgraded package with a Whirlpool 30" stainless steel Chimney Hood fan. Nova Grey quartz counter tops can be discovered through out the home as well as a designer hardware and light package. Explore the upper level to find three great sized bedrooms with the Primary Suite featuring a spacious walk-in closet and an oasis 5 pc en suite including dual vanities, a Hytek Donbrook drop in soaker tub, huge walk-in shower with 10mm door and matte black trim and an enclosed water closet for privacy. A full main bath and convenient 2nd floor laundry complete this level. Head down to the FULLY FINISHED lower level where you will find entertaining a breeze or movie nights for days. A soaring ceiling opens up the thoughtfully designed media / family room where you have a great wet bar with cabinet, bar fridge, sink and floating shelves. So easy to grab a beverage while watching the game. A FOURTH BEDROOM and gorgeous full bath also completed with the Fit & Finish that you see and recognize throughout the rest of the home. Not to be forgotten, the almost 22x24 over sized detached garage with off-center door providing larger side storage with 16x8 garage door, 9'7" walls, attic storage and additional 8x7 rear interior door with professional epoxy flake floor and stub-wall coating located at the rear of the home with paved lane access (It's actually a street) and 50amp sub-panel for future expansion for EV outlet option. The interior of this home has also been prepped from a technical aspect and can be shared upon request. All of this with a professionally landscaped front yard facing the park and greenspace in the fantastic four season community of Lake Mahogany.

Inclusions:
Property Listed By:

**Beverage Fridge, 6 Solar Panels, TV Mount
Jayman Realty Inc.**

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



16 MAGNOLIA MOUNT SE
BRAND: MAGNOLIA MOUNT SE
MAIN LEVEL (AG): 827.79 Sq Ft / 76.96 m²
UPPER LEVEL (AG): 896.00 Sq Ft / 83.04 m²
TOTAL ABOVE GRADE (AG) SIZE: 1,687.79 Sq Ft / 156.04 m²
BASEMENT UNDEVELOPED AREA (AG): 110.00 Sq Ft / 10.14 m²
BASEMENT UNDEVELOPED AREA (AG): 113.40 Sq Ft / 10.53 m²
TOTAL ABOVE AREA: 2,407.19 Sq Ft / 223.48 m²

Room	Size
DRINK	87'11"
KITCHEN	97'0"
PANTRY	8'0"
PREPARED ROOM	107'4" x 12'0"
BREAKFAST ROOM	117'0" x 12'0"
BEDROOM	107'0" x 11'0"
BEDROOM	107'0" x 11'0"
WALK IN CLOSET	117'0" x 12'0"
BATH	107'0" x 11'0"
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