



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**355 MAGNOLIA Drive, Calgary T3M 3S3**

MLS®#: **A2174365**

Area: **Mahogany**

Listing Date: **10/21/24**

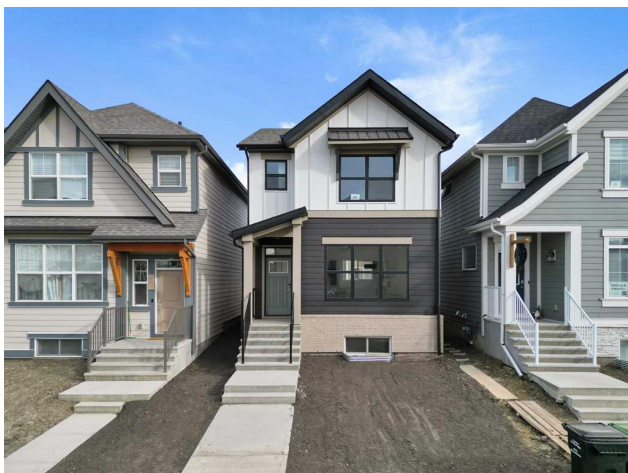
List Price: **\$624,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **2,906 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,449**  
Low Sqft:  
Ttl Sqft: **1,449**

DOM

**31**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Rectangular Lot,Zero Lot Line**  
Park Feat: **Gravel Driveway,Off Street,Parking Pad,Rear Drive,Side By Side,Unpaved**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer**  
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Smart Home,Tankless Hot Water**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	18`11" x 10`8"	Living Room	Main	18`11" x 11`9"
Kitchen	Main	11`8" x 13`0"	Mud Room	Main	6`11" x 7`2"
Bedroom - Primary	Second	13`5" x 11`9"	Bedroom	Second	9`4" x 10`4"
Bedroom	Second	9`3" x 10`7"	4pc Ensuite bath	Second	9`9" x 5`2"

4pc Bathroom

Second

8`8" x 4`11"

2pc Bathroom  
Legal/Tax/Financial

Main

5`1" x 5`0"

Title:  
**Fee Simple**  
Legal Desc:

2311345

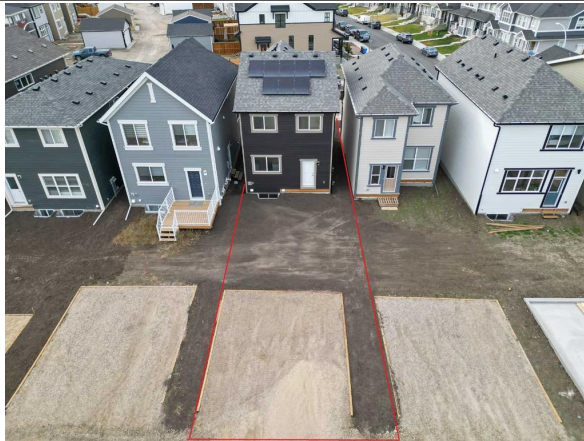
Zoning:  
**R-G**

Remarks

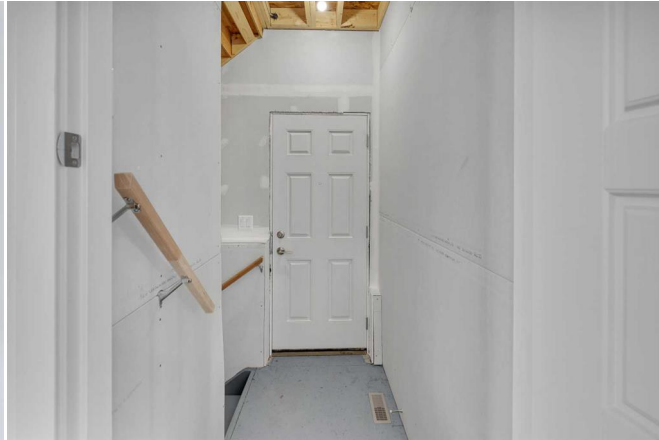
Pub Rmks: **Why build and wait when you can move in now! Welcome to the Jayman Master built Brooklyn 20 model. Exceptional price & value in this 2 Storey detached home right in the heart of sought after community of Mahogany. With almost 1500 sq ft(RMS) of living space, this 3 BEDROOM 2.5 bathroom home is located on a quiet street close to the 'yellow and green playground'. Incredible main floor features an open concept kitchen/living room/dining area with large front window and main entrance. Tons of natural light. Bright & functional kitchen features stainless steel appliance package, generous quartz counter space, plenty of modern cabinetry, spacious center island, and a pantry. Upstairs, enjoy a spacious primary bedroom with walk in closet and a private 4-piece ensuite bath. Right outside the bedroom is the upper-level laundry. Down the hall to the second and third good sized bedroom and full 4-piece bathroom. All upper bathrooms feature quartz counters as well. The basement is left to your creation but does feature a separate entrance and plumbing rough in making suiting it that much easier. Jayman includes solar panels and smart home features and this home has an on demand hot water tank and this home does feature a SEPARATE SIDE ENTRANCE. Upgrades: - added basement plumbing rough-in, quartz counter tops throughout, under mount sinks throughout, upgraded toilets, upgraded ceiling texture from popcorn to knockdown, changed heat register color to better match flooring, added a light to the great room, Installed SOD. Convenient Mahogany Lake Location - short distance to the Clubhouse, lake, ponds, Ice rink, parks, pathways, schools (x2), shopping, soccer, bike paths, South Pointe Hospital, transit, and easy access to major roadways. Mahogany Lake - an outstanding lifestyle community. 355 Magnolia Drive SE**

Inclusions:  
Property Listed By: **N/A  
RE/MAX Real Estate (Mountain View)**

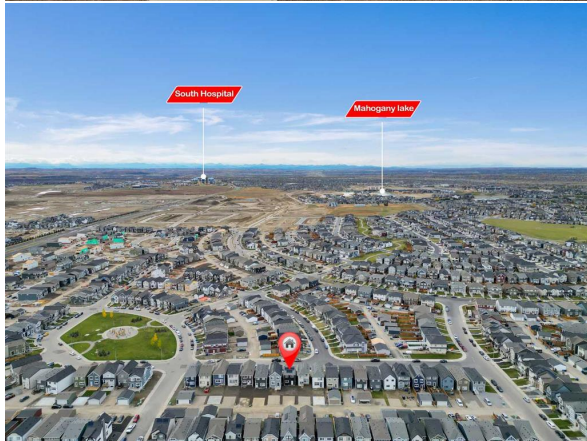
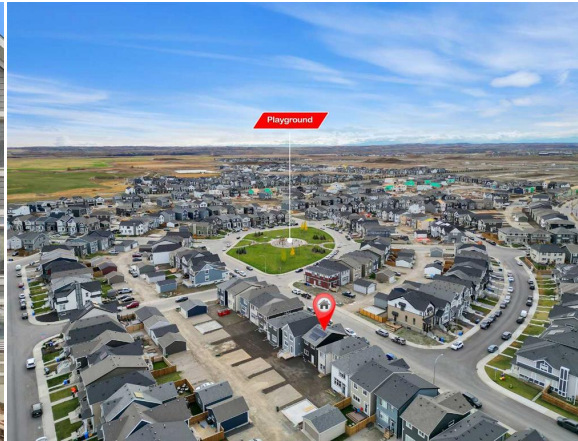
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



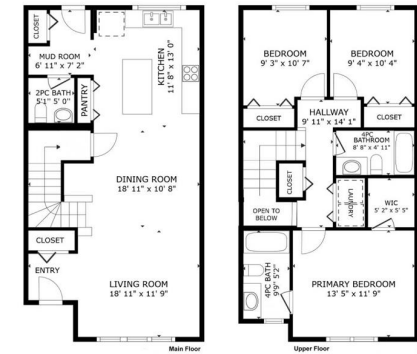
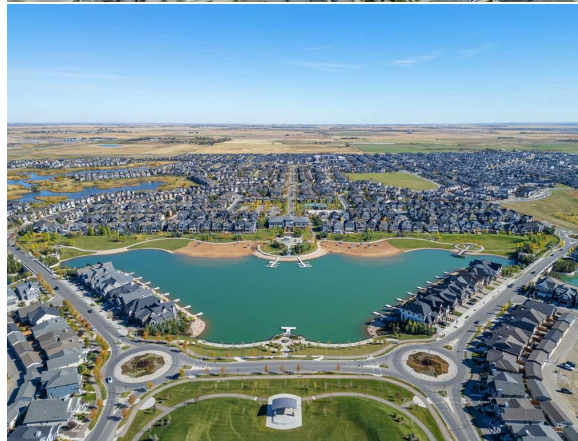








355 Magnolia Dr SE



Date: Oct 20, 2024  
 Property Type: Two Storey  
 Main Floor: 720 sq ft / 66.89 sq m2  
 Upper Floor: 729 sq ft / 67.72 sq m2  
 Total RMS: 1449 sq ft / 134.61 sq m2

\*\*\* All Measurements adhere to RECA and RMS Standards \*\*\*

Peter Stathopoulos