



THE
A-TEAM

**RE/MAX
FIRST**

180 MAGNOLIA Terrace, Calgary T3M3N2

MLS®#: **A2176960**

Area: **Mahogany**

Listing Date: **11/01/24**

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: **4,054 sqft**
Lot Shape:

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,721**
Low Sqft:
Ttl Sqft: **1,721**

DOM

20
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`7" x 7`8"	2pc Bathroom	Main	77`4" x 0`0"
Living Room	Main	14`2" x 11`2"	Dining Room	Main	17`9" x 9`3"
Pantry	Main	6`2" x 4`8"	Mud Room	Suite	6`2" x 4`5"
Bedroom - Primary	Second	12`1" x 12`11"	Walk-In Closet	Second	5`5" x 6`9"
5pc Ensuite bath	Second	9`8" x 9`11"	Bonus Room	Second	12`0" x 10`5"
Laundry	Second	9`0" x 3`11"	4pc Bathroom	Second	10`1" x 5`8"
Bedroom	Second	10`0" x 9`2"	Bedroom	Second	10`1" x 9`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

2211011

Remarks

Pub Rmks: **Former showhome located on a conventional lot in vibrant community of Mahogany. This brand new home is covered by builder and new home warranties! Loaded with upgrades and finished in beautiful light tones, this gorgeous home truly has a scandinavian feel! Gorgeous natural vinyl plank floors span the entire main floor providing the perfect contrast to the white tones throughout and the back wall composed completely of windows makes for an incredibly open and airy space. Add to that the dual sliding french patio doors onto your full width back deck and you have the perfect indoor outdoor space on those long summer evenings. The kitchen is finished with classic white cabinets, clean white quartz counters, modern white triangle backsplash that wraps all the way around the chimney hoodfan, stainless appliances & a walk through pantry. The back of the home takes full advantage of all those windows with a good sized living room and a cozy dining space tucked to the side. Upstairs is a central staircase smartly finished with glass railing continuing the "open and airy" feel upstairs and providing an incredible feel to the space. A perfect size bonus room is situated at the top of the stairs and provides great separation between the primary bedroom and the kids rooms. The large primary bedroom is the perfect spot at the end of a long day and is highlighted by the vaulted ceiling and designer 5 piece ensuite with stand alone tub and shower. The kids rooms are ample size to grow and the upper 4 piece bathroom and laundry ensure wash day is a breeze! Don't miss the opportunity to make it yours!**

Inclusions: **none**
Property Listed By: **Grand Realty**

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









