



THE
A-TEAM

**RE/MAX
FIRST**

335 MAGNOLIA Drive, Calgary T3M 3S3

MLS®#: **A2179052** Area: **Mahogany** Listing Date: **11/14/24** List Price: **\$714,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,714**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,003 sqft** Ttl Sqft: **1,714**
 Lot Shape:

DOM

19
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Cleared,Rectangular Lot**
 Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Entrance,Private Yard**

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

Kitchen Appl: **Gas Range,Microwave,Refrigerator,Washer/Dryer Stacked,Water Softener**
 Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`7" x 9`9"	Kitchen	Main	12`0" x 14`0"
Office	Main	11`0" x 9`5"	Dining Room	Main	14`8" x 10`7"
2pc Bathroom	Main	5`0" x 5`7"	4pc Bathroom	Upper	4`11" x 7`8"
4pc Ensuite bath	Upper	6`2" x 7`8"	Bedroom	Upper	9`4" x 12`5"
Bedroom	Upper	9`4" x 12`5"	Bedroom - Primary	Upper	12`2" x 14`0"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

2311345

R-G

Remarks

Pub Rmks: **Step into modern living with this brand-new 2024 build home in the desirable community of Mahogany. Every detail has been meticulously upgraded for your comfort and style. This home showcases an open-concept layout with HUGE WINDOWS and soaring 10- foot ceilings on the main floor, 9-foot ceilings in the basement and upper floor, offering an airy, spacious feel throughout. It features 3 bedrooms and 2.5 bathrooms, luxury vinyl plank flooring on the main floor and stairs, and a gourmet kitchen with quartz countertops, extensive cabinetry, and a walk-in pantry. A dedicated office space on the main floor caters to the modern work-from-home lifestyle. Among its \$40,000 in luxurious upgrades are pot lights throughout, a full-height standard kitchen wall tile behind an upgraded 30" stainless steel modern-style chimney hood fan, setting the scene for a culinary haven. All upgraded stainless steel appliances include a gas front control range, enhancing your cooking experience to gourmet levels. The addition of a Blanco 18" undermount sink adds a touch of elegance to functionality. Also, enjoy the convenience of A whirlpool front-load steam laundry set, and the property's water system is upgraded with a Waterboss high-efficiency water softener/conditioner, which ensures better tasting water, softer skin, and brighter fabrics. Upstairs, you'll discover a spacious primary bedroom featuring a walk-in closet and a dual sink vanity. Adjacent to it, there are two well-sized bedrooms and an additional full bathroom, providing ample space for family or guests. Also on this floor is a bonus room, equipped with pre-installed media wiring for a wall-mounted TV, ensuring the home is set for modern entertainment needs. The basement's well-thought-out layout has great potential for a separate suite with its own entry and offers flexibility for rental income or multi-generational living. Enjoy private access to Calgary's largest freshwater lake, ideal for paddle-boarding, boating, fishing, and benefit from nearby amenities like Mahogany Village Market for shopping, dining, and services. proximity to schools, and quick access to major roadways. Book your showing today!**

Inclusions:

Property Listed By:

NA

RE/MAX Complete Realty

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













