



THE
A-TEAM

**RE/MAX
FIRST**

118 MAGNOLIA Drive, Calgary T3M2B6

MLS®#: **A2179131** Area: **Mahogany** Listing Date: **11/13/24** List Price: **\$669,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,870 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,856**
 Low Sqft:
 Ttl Sqft: **1,856**

DOM

38
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Corner Lot,Other**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Composite Siding,Other**
 Flooring: **Carpet,Concrete,Stone,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer**
 Int Feat: **Bathroom Rough-in,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`0" x 4`10"	Dining Room	Main	6`4" x 10`11"
Living Room	Main	12`6" x 16`9"	Bedroom	Main	12`7" x 12`10"
Kitchen	Main	13`7" x 10`8"	5pc Bathroom	Upper	4`11" x 11`11"
Bedroom	Upper	9`3" x 13`6"	Laundry	Upper	5`0" x 8`3"
3pc Ensuite bath	Upper	5`6" x 10`0"	Bedroom	Upper	9`4" x 10`1"
Family Room	Upper	13`6" x 13`1"	Bedroom - Primary	Upper	13`0" x 14`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2410897

Remarks

Pub Rmks: **Welcome to the Beautiful Mahogany community. One WORD...WOW! That's what you'll say once you walk into this fully upgraded, 2024 Brand new home. Mahogany living is perfect for those who love to have Bicycle pathways, water activities and nature living right at the doorstep. Brand New home never lived in with 4 Bed + 3 Bath + Bonus Room. Excellent upgrades like 9ft main floor ceiling and 9ft basement Ceiling height along with the Open concept design and dream kitchen with all stainless-steel appliances. which comes with the Lake Mahogany Privileges. All workmanship is completed by Hopewell home builders and the house comes with full builders warranty for your peace of mind. Residents of this esteemed LAKE COMMUNITY are granted access to a variety of amenities, including PRIVATE LAKE ACCESS, recreational facilities, and walking trails. Indulge in water activities such as BOATING, FISHING, or simply basking in the sun on the community BEACH. Voted as Canada's community of the year, Mahogany is widely considered one of the most popular communities with an endless list of retail, dining and entertainment options alongside a picturesque wetland pathway system, multiple schools and the crown jewel of Lake Mahogany, the largest freshwater lake in Calgary. The lake offers over 84 acres of combined lake and beachfront for endless winter and summer fun!**

Inclusions: **All appliances**
Property Listed By: **RE/MAX iRealty Innovations**

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











