



THE
A-TEAM

**RE/MAX
FIRST**

122 MAGNOLIA Drive, Calgary T3M2B6

MLS®#: **A2179134**

Area: **Mahogany**

Listing Date: **11/13/24**

List Price: **\$669,900**

Status: **Active**

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: **1,883**
Low Sqft:
Ttl Sqft: **1,883**

DOM

8
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard**
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 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

Room	Level	Dimensions
4pc Bathroom	Main	8`3" x 5`1"
Living Room	Main	12`8" x 16`10"
Kitchen	Main	13`8" x 10`8"
Bedroom	Upper	9`5" x 13`8"
Bedroom - Primary	Upper	13`1" x 14`10"
Bedroom	Upper	9`5" x 10`2"

Room	Level	Dimensions
Living/Dining Room Combination	Main	6`6" x 11`1"
Bedroom	Main	11`8" x 13`0"
3pc Ensuite bath	Upper	5`9" x 10`1"
Bonus Room	Upper	13`8" x 16`8"
5pc Bathroom	Upper	5`1" x 12`1"
Laundry	Upper	5`1" x 8`3"

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:

Property Listed By:

All Appliances**RE/MAX iRealty Innovations****TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









