



THE
A-TEAM

**RE/MAX
FIRST**

333 MAGNOLIA Way, Calgary T3M 3S6

MLS®#: **A2180101**

Area: **Mahogany**

Listing Date: **11/20/24**

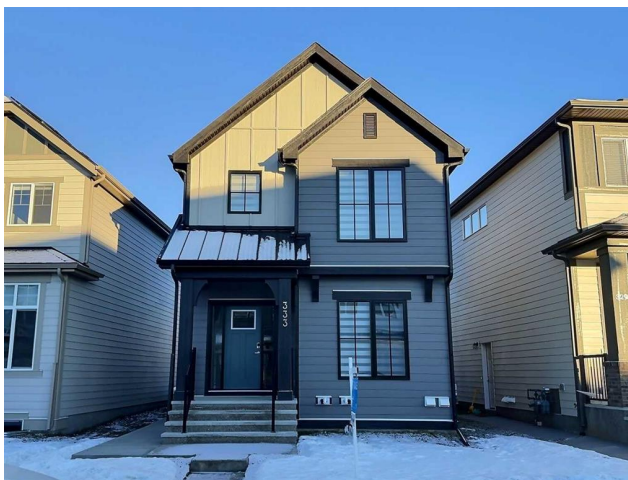
List Price: **\$774,900**

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: **3,143 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,776**
Low Sqft:
Ttl Sqft: **1,776**

DOM

63
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Level,Street Lighting,Rectangular Lot**
Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 12`2"
Kitchen	Main	15`6" x 14`8"
Foyer	Main	8`0" x 8`10"
Mud Room	Main	5`8" x 11`9"
Bedroom - Primary	Upper	12`1" x 13`6"

Room	Level	Dimensions
Dining Room	Main	13`0" x 8`7"
Den	Main	10`6" x 7`9"
2pc Bathroom	Main	5`6" x 4`10"
Bonus Room	Upper	12`8" x 13`1"
Bedroom	Upper	9`4" x 13`0"

Bedroom	Upper	10`1" x 9`5"	4pc Ensuite bath	Upper	6`5" x 10`3"
4pc Bathroom	Upper	8`6" x 4`11"	Laundry	Upper	6`2" x 7`4"
Living/Dining Room Combination	Basement	17`11" x 17`2"	Bedroom	Basement	9`2" x 11`4"
Bedroom	Basement	8`10" x 11`4"	4pc Bathroom	Basement	7`10" x 4`11"
Furnace/Utility Room	Basement	18`7" x 7`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **2311345**

Remarks

Pub Rmks: **A truly unique chance to kickstart or grow your investment portfolio, or enjoy the flexibility of living upstairs and renting down with this impressive 2-bedroom, 1-bathroom legal suite. The open-concept design is complemented by luxurious natural vinyl plank flooring that flows throughout the main level, adding warmth and contrast to the modern finishes. A versatile front flex room offers endless options for your family, providing the ideal spot for reading, working, or playtime. Moving further down the hall, you'll be captivated by the expansive back windows, allowing an abundance of natural light to flood the space. The centrally positioned kitchen is a true showstopper, blending contemporary colors with the inviting natural tones of the island and timeless subway tile backsplash. An oversized dining space ensures ample room for memorable dinners with friends and family, while the cozy living room at the back of the home is perfect for Sunday movie marathons or catching the big game. Upstairs, a well-placed bonus room creates a thoughtful separation between the primary bedroom and the kids' rooms. The spacious primary bedroom boasts a 4-piece ensuite and a large, separate walk-in closet. Two additional bedrooms offer plenty of space for a growing family, and the conveniently located upper laundry room and additional 4-piece bath make wash day a breeze. But that's not all! The fully equipped 2-bedroom, 1-bathroom legal suite is an ideal mortgage helper or in-law legal suite, with its own private entrance ensuring complete privacy. This well-designed space features a full kitchen, a comfortable living room, and two generously sized bedrooms. With completely separate utilities—including two furnaces, two electrical panels, and two water supplies—this property offers seamless separation for both you and your tenants. A completed concrete walkway leads directly to the side entrance, and an upgraded blind package is already installed, so you can start your rental journey right away. Plus, the oversized lot leaves ample room for a future garage without sacrificing backyard space. Situated in the heart of one of Calgary's most sought-after lake communities, this home offers more than just a residence—it provides an exceptional lifestyle. Mahogany features Calgary's largest freshwater lake, giving residents exclusive access to sandy beaches, swimming, paddleboarding, and fishing. The community is renowned for its beautifully landscaped parks, over 74 acres of natural wetlands, and an extensive network of walking and biking trails, making it perfect for outdoor enthusiasts. Mahogany Village Market is conveniently located nearby, offering an array of shops, restaurants, and essential services, ensuring everything you need is right at your doorstep. With quick access to major roadways, top-rated schools, and a warm, family-friendly atmosphere, Mahogany truly embodies a unique and desirable living experience in Calgary. Don't just find a home—discover the incredible lifestyle**
 Inclusions: **Basement Refrigerator, Basement Stove, Basement Dishwasher, Basement Microwave/Hoodfan Combo, Basement Washer, Basement Dryer**
 Property Listed By: **Real Broker**

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

