



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**369 MAGNOLIA Way, Calgary T3M 3S6**

MLS®#: **A2181687**

Area: **Mahogany**

Listing Date: **12/02/24**

List Price: **\$880,000**

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: **3,911 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **220 Volt Wiring,Concrete Driveway,Double Garage Attached**

DOM

**19**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Built-In Electric Range,Electric Oven,Electric Water Heater,Garage Control(s),Refrigerator**  
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`10" x 6`5"
Walk-In Closet	Main	6`5" x 5`6"
Kitchen With Eating Area	Main	16`0" x 12`0"
Dining Room	Main	8`9" x 12`0"
5pc Ensuite bath	Second	11`9" x 10`4"
Laundry	Second	6`7" x 7`8"
4pc Bathroom	Second	8`5" x 6`0"

Room	Level	Dimensions
2pc Bathroom	Main	7`8" x 2`10"
Den	Main	9`8" x 8`0"
Living Room	Main	14`5" x 12`0"
Bedroom - Primary	Second	13`6" x 18`7"
Walk-In Closet	Second	11`9" x 8`9"
Bonus Room	Second	14`11" x 12`0"
Bedroom	Second	12`4" x 12`6"

<b>Bedroom</b>	<b>Second</b>	<b>13`8" x 10`2"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>11`6" x 8`8"</b>
<b>Nook</b>	<b>Lower</b>	<b>8`11" x 6`1"</b>	<b>Family Room</b>	<b>Lower</b>	<b>16`2" x 12`7"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`5" x 4`11"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10`3" x 9`1"</b>
<b>Flex Space</b>	<b>Lower</b>	<b>11`3" x 8`6"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **2311733**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Stunning brand new home built by the award-winning Hopewell, offers modern living at its finest in Calgary's coveted lake community of Mahogany. This exceptional 2200 square foot, 4-bedroom, 3.5-bathroom home features a beautifully designed open concept main floor with high ceilings, luxury vinyl plank flooring and upgraded lighting package. It has a spacious kitchen with an extra large island with breakfast bar, stainless steel appliances, quartz countertops, custom cabinetry and a tiled backsplash. There is a large office space that doubles as a den or guest area and an extra large mud room that also makes a great storage room. The main floor features upgraded french sliding patio doors and large windows that flood the main living area with light and is a perfect setup for a walk out patio into a large backyard to enjoy outdoor living and BBQ season. The top floor has a large master bedroom with a coffered ceiling, huge walk in closet with direct access to the laundry room, large windows and a 5 piece ensuite. The top floor also has two large bedrooms, a four piece bathroom and huge bonus room. Stepping into the finished basement, you will find a large family room, nook, flex room, a full bedroom and four piece bathroom. The double garage is also prewired with a 220V connection for a future EV charger. The garage was upgraded and extended two extra feet. The ledger board for the rear patio or deck was run across the entire length of the house for a future customizable full length deck. The home has been prewired in the front and rear for future patio security cameras and the front door will be stained by the builder in a beautiful wood stain! The community features shopping, lake access, two sandy beaches, Mahogany beach club, playgrounds and beautiful walking paths. Don't miss your chance to own this exceptional home in Mahogany, where nature, recreation, and community come together!**

Inclusions: **N/A**  
 Property Listed By: **eXp Realty**

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











