



THE
A-TEAM

**RE/MAX
FIRST**

28 MAGNOLIA Mount, Calgary T3M 2W6

MLS®#: **A2184094**

Area: **Mahogany**

Listing Date: **01/24/25**

List Price: **\$719,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 20-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **2,755 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space**
Park Feat: **Off Street**

DOM

29
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Kitchen Island,Open Floorplan,See Remarks,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`4" x 12`9"
Living Room	Main	13`4" x 12`6"
Kitchenette	Basement	11`7" x 7`8"
Laundry	Upper	6`6" x 6`5"
Furnace/Utility Room	Basement	10`9" x 7`2"
Bedroom - Primary	Upper	13`4" x 11`9"
Bedroom	Upper	10`8" x 8`7"

Room	Level	Dimensions
Dining Room	Main	12`1" x 10`0"
Foyer	Main	11`7" x 6`0"
Family Room	Basement	11`0" x 10`1"
Mud Room	Main	5`5" x 4`6"
Laundry	Basement	4`6" x 2`10"
Bedroom	Upper	9`11" x 9`4"
Bedroom	Basement	17`9" x 9`11"

2pc Bathroom
4pc Bathroom

Main
Upper

5`0" x 4`11"
8`7" x 4`11"

4pc Bathroom
4pc Ensuite bath
Legal/Tax/Financial

Basement
Upper

7`1" x 4`11"
8`7" x 8`3"

Title:
Fee Simple
Legal Desc:

1811915

Zoning:
R-G

Remarks

Pub Rmks:

Life is better at the lake and here is the home you've been waiting for! Nestled in the heart of the award winning community of Mahogany awaits this exceptional 2-storey home with over 2300 sq of living space that is perfectly designed to meet the needs of modern families. Step inside and be greeted by soaring 9-foot ceilings on both the main level and basement, creating an airy and open atmosphere. The main level presents an open concept design with a beautifully upgraded kitchen, featuring a large island perfect for family gatherings and culinary adventures, complemented by ample storage to keep your space organized and clutter-free. The cozy living area is enhanced by a stylish fireplace, offering the perfect spot to relax and unwind. Heading to the upper level is the spacious primary with walk-in closet and full ensuite, as well as an additional 2 bedrooms, 4 piece bathroom and upper laundry. Enjoy the added convenience of a side entrance, providing seamless access to the lower level with kitchenette, living area, separate laundry, massive bedroom and full bath which could be the perfect potential mortgage helper, teen retreat or extended family living. Outside, the property fronts onto a serene park, creating a picturesque setting that can be enjoyed from the charming porch. Imagine morning coffees and evening sunsets in this tranquil outdoor space. This home combines functionality with modern upgrades in a Lake community with year round amenities for the family. With being walkable to shopping, schools, parks, dining and everything else that matters, we know you'll agree that this home offers a wonderful living experience, so don't miss the opportunity to make this house your home in Calgary!

Inclusions:
Property Listed By:

**Shed, Basement Refrigerator, Basement Dishwasher, Hood Fan
RE/MAX First**

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













