



THE
A-TEAM

**RE/MAX
FIRST**

9 MAGNOLIA Rise, Calgary T3M 2W4

MLS®#: **A2186714** Area: **Mahogany** Listing Date: **01/17/25** List Price: **\$724,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **3,293 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,762**
 Low Sqft:
 Ttl Sqft: **1,762**

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Street Lighting,Private,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Oven-Built-In,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	29`6" x 26`3"	Den	Main	25`2" x 34`2"
Kitchen	Main	48`5" x 36`1"	Pantry	Main	13`1" x 13`8"
Dining Room	Main	26`10" x 42`1"	Living Room	Main	38`10" x 42`1"
Mud Room	Main	38`7" x 18`7"	2pc Bathroom	Main	16`2" x 18`1"
Foyer	Main	12`7" x 10`11"	Bedroom - Primary	Second	44`0" x 39`11"
4pc Ensuite bath	Second	32`10" x 21`1"	Walk-In Closet	Second	21`1" x 15`7"

Bonus Room	Second	39`1" x 39`8"	Laundry	Second	24`1" x 19`8"
4pc Bathroom	Second	28`2" x 16`2"	Bedroom	Second	35`6" x 30`1"
Bedroom	Second	31`2" x 30`4"	Game Room	Basement	70`10" x 46`6"
4pc Bathroom	Basement	26`6" x 16`5"	Other	Basement	30`7" x 27`8"
Bedroom	Basement	33`8" x 43`3"	Walk-In Closet	Basement	26`10" x 13`11"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-G**
 Legal Desc: **1811915**

Remarks

Pub Rmks: **Welcome to the beautiful LAKE community of MAHOGANY! Full of year-round LAKE activities for all ages. This modern CORNER LOT, 2-storey home, over 1760 square feet, LANED, built by Excel Homes, is a proud design of Windsor. This (R-G) zoned lot offers a SEPARATE ENTRANCE, a FULLY DEVELOPED basement with PERMITS, Plumbing & Electrical roughed-in prepped for a wet bar in the basement. It's an open-concept floor plan with a view of the park from your den adjacent to your front door with no streets to cross. A paradise for families with KIDS! As you enter the home, you are greeted with a GRAND 9-foot ceiling, cozy electric fireplace, modern kitchen, dining and living space floor plan that is PERFECT for entertaining your guests or just a nice relaxing atmosphere with your family. With PLENTY of upgrades, QUARTZ countertops, luxury laminate, SOFT CLOSE cabinets throughout, a thumbprint door lock on the pantry, an OVERSIZED kitchen sink, LOW FLOW plumbing, Washer & Dryer with pedestal stands equipped with an ADDITIONAL washer and storage. 4 bedroom and 3 1/2 bath, vaulted ceiling in the bonus room, OVERSIZED 21 sqft X 25 sqft DOUBLE DETACHED garage that backs onto a paved lane. There are endless amenities within this community. Schools, playgrounds, parks, high schools, library, cinema, nearby shopping, South Hospital, and the LARGEST YMCA in Calgary! Let's not forget the easy access to Deerfoot, Stoney Trail. There is much more to share; take a drive to Mahogany; you will fall in LOVE with this MAGNIFICENT community! Take a 3D virtual tour of this stunning home and enjoy the view!**

Inclusions: **Garage Door Opener(2),TV Wall Mounts (4), Three Tired Wall Shelves in the living room(2), Climbing Wall & Pegboard Wall in the downstairs bedroom & Trampoline.**
 Property Listed By: **RE/MAX First**

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









