



THE
A-TEAM

**RE/MAX
FIRST**

113 MAGNOLIA Terrace, Calgary T3M 3G7

MLS®#: **A2187715**

Area: **Mahogany**

Listing Date: **01/15/25**

List Price: **\$964,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**
Lot Information
Lot Sz Ar: **4,038 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,636**
Low Sqft:
Ttl Sqft: **2,636**

DOM

7
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Other**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Tile,Wood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer**
Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`11" x 14`11"	Dining Room	Main	10`11" x 14`11"
Kitchen	Main	20`9" x 10`4"	Foyer	Main	9`10" x 9`3"
Family Room	Second	19`3" x 13`2"	Bedroom - Primary	Second	11`6" x 15`4"
Bedroom	Second	15`0" x 10`1"	Bedroom	Second	15`10" x 13`6"
Bedroom	Main	12`3" x 11`0"	Laundry	Second	7`10" x 5`10"

4pc Bathroom
5pc Ensuite bath

Main
Second

8`7" x 4`10"
13`0" x 11`8"

5pc Bathroom

Second

5`8" x 11`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1911697

Remarks

Pub Rmks:

OPEN HOUSE Saturday , JANUARY 18, 2:00PM - 4:00 PM. Welcome to this exquisite Jayman Built Award Winning Charlotte 26 Model. Nestled in the highly desirable lake community of Mahogany, this nearly-new 2-storey home features 4 bedrooms, 3 full bathrooms, and a harmonious blend of modern luxury and comfortable living, perfect for families. The main floor includes a bedroom with a 4-piece bathroom, ideal for guests or a growing family. The open-concept living area seamlessly connects the gourmet kitchen, dining space, and cozy family room, facilitating easy entertaining. The chef's kitchen includes elegant granite countertops, high-end stainless steel appliance, oversized central island with a flush eating bar, and full pantry room. Upstairs, discover three generously sized bedrooms and a spacious family room. The primary bedroom boasts a luxurious suite with his and hers vanity sinks, a large walk-in closet, an oversized tiled shower with a glass door, and a beautiful soaker tub, creating a stunning spa-like retreat. The backyard is fully fenced with an upgraded deck, perfect for family entertainment. This home is equipped with a tankless water heater, two furnaces, and two air conditioning units, ensuring year-round comfort and convenience. The unfinished basement offers 9-foot ceilings and nearly 1000 sqft of space, presenting an opportunity to customize with additional living quarters, bedrooms, or bathrooms. Positioned in the vibrant Mahogany community, known for its exceptional amenities such as lake access, parks, playgrounds, and walking paths. Don't miss out on this remarkable value—schedule your private tour today to explore all that this gorgeous home and community have to offer.

Inclusions:
Property Listed By:

none
Homecare Realty Ltd.

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









