



THE
A-TEAM

**RE/MAX
FIRST**

30 MAGNOLIA Path, Calgary T3M 3T4

MLS®#: **A2188679**

Area: **Mahogany**

Listing Date: **01/31/25**

List Price: **\$869,900**

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: **3,369 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,304**
Low Sqft:
Ttl Sqft: **2,304**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Rectangular Lot,Zero Lot Line**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`0" x 14`4"	Dining Room	Main	14`7" x 9`0"
Living Room	Main	14`7" x 14`0"	Foyer	Main	11`0" x 6`6"
Office	Main	11`4" x 9`3"	Bonus Room	Upper	17`9" x 15`1"
Laundry	Upper	7`1" x 5`7"	Bedroom - Primary	Upper	15`10" x 11`5"
Bedroom	Upper	11`5" x 11`3"	Bedroom	Upper	11`5" x 11`3"
Family Room	Basement	35`7" x 11`9"	Bedroom	Basement	13`10" x 9`5"
2pc Bathroom	Main	5`3" x 5`0"	5pc Bathroom	Upper	8`0" x 7`6"

5pc Ensuite bath
Furnace/Utility Room

Upper
Basement

11'2" x 9'9"
11'0" x 7'6"

4pc Bathroom

Basement

7'5" x 4'11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311733

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to Your Dream Home! Nestled in the award-winning lakeside community of Mahogany, this stunning, fully finished home offers over 3,200 sq. ft. of luxurious living space. Designed for comfort & style, it's almost brand new (only 3 months old) and features 4 spacious bedrooms & 3.5 bathrooms, providing ample room for the whole family. Step inside to discover a bright, open-concept layout enhanced by expansive windows, flooding the home with natural light. This meticulously upgraded residence boasts Hardie board siding, 9' ceilings on both the main level & basement, elegant LVP flooring, maple & iron railings, custom light fixtures, MDF kitchen & bathroom cabinets, quartz countertops, & more. Additional features include a main-floor flex room/office with French doors, custom blinds, two WiFi-enabled Ecobee 3 thermostats, & an inside garage camera. (A complete list of upgrades is available in the supplements.) The gourmet kitchen is a chef's delight, featuring high-end stainless steel appliances, quartz countertops, a built-in microwave, soft-close cabinetry, a duo silk granite sink, & a spacious island-perfect for entertaining. Upstairs, the luxurious primary suite is a true retreat, complete with a spa-like ensuite featuring a soaker tub, oversized shower, double vanity, & quartz countertops. Two generously sized secondary bedrooms each offer walk-in closets, while the convenient upstairs laundry & dual-sink secondary bathroom add to the home's thoughtful design. The spacious bonus room is ideal for a playroom, media space, or relaxing with family. The fully finished basement extends your living space with 9' ceilings, a large bedroom, a full bathroom, & a bright, open living area-perfect for entertaining or additional family space. Living in Mahogany means enjoying private lake & beach access, scenic walking trails, parks, & vibrant community amenities-all just minutes away. This exceptional home is move-in ready and waiting for you! Don't miss out-schedule your private viewing today!**

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

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











