



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**40 MAGNOLIA Mount, Calgary T3M 2W6**

MLS®#: **A2190233**

Area: **Mahogany**

Listing Date: **01/27/25**

List Price: **\$824,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar: **4,036 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,827**  
Low Sqft:  
Ttl Sqft: **1,827**

DOM

**6**

Layout

Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Lane,Backs on to Park/Green Space,Corner Lot,Lawn,Low Maintenance Landscape,Landscaped,Zero Lot Line**

**Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Closet Organizers,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Quartz Counters,Separate Entrance,Smart Home,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 9`11"</b>	<b>Foyer</b>	<b>Main</b>	<b>13`5" x 9`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 9`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`11" x 10`8"</b>
<b>Office</b>	<b>Main</b>	<b>12`11" x 8`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 11`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 11`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`0" x 14`8"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>5`8" x 8`8"</b>
<b>Family Room</b>	<b>Second</b>	<b>13`0" x 10`8"</b>	<b>4pc Bathroom</b>	<b>Second</b>	
<b>4pc Ensuite bath</b>	<b>Second</b>		<b>4pc Bathroom</b>	<b>Basement</b>	

Bedroom  
Kitchen  
Furnace/Utility Room

Basement  
Basement  
Basement

11`6" x 9`6"  
14`3" x 8`3"  
5`11" x 14`1"

Bedroom  
Living Room

Basement  
Basement

10`7" x 9`5"  
17`9" x 9`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1811915**

Remarks

Pub Rmks:

**This home is not just a place to live, but a place to thrive. Engage in the vibrant community life that Mahogany offers, with its parks, playgrounds, and a bustling lake community. Whether you're seeking tranquility or adventure, this house has it all. As you enter this SMART HOME the open-concept design is complemented by luxurious natural vinyl plank flooring that flows throughout the main level. A versatile front flex room offers endless options, providing the ideal spot for a main floor bedroom, reading room, office or playroom. Moving throughout the main floor you'll notice the abundance of natural light highlighting the space. The kitchen is complete with quartz countertops, loads of cupboard space and stainless-steel appliances with an upgraded fridge, hood fan and gas stove. The dining space and living room ensure ample room for memorable dinners and gatherings with friends and family. The versatility and thoughtful design continue throughout the upper level. The well-placed bonus room creates a useful buffer between the primary bedroom and the other bedrooms, ensuring privacy and quiet. The spacious primary bedroom is a true retreat, featuring a 4-piece ensuite and a generous walk-in closet. Two additional bedrooms on this level are equally impressive. The conveniently located upper laundry room with upgraded W/D makes daily chores effortless. The legal suite features a private entrance, a complete kitchen, living room, separate laundry and two generously sized bedrooms, ideal for use as a mortgage helper or an in-law suite. The outdoor space is equally impressive, featuring a professionally landscaped corner lot yard (18K) perfect for entertaining and to relax on the spacious deck. The double detached garage provides ample parking and storage space. Don't miss the opportunity to own this exceptional property that combines luxury, comfort, and convenience in one of the most desirable neighborhoods. Make this dream home your reality today!**

Inclusions:

**Basement Refrigerator, Basement Stove, Basement Dishwasher, Basement Microwave/Hood Fan Combo, Basement Washer, Basement Dryer, Basement Window Coverings**

Property Listed By:

**Nineteen 88 Real Estate**

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

















