



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**324 MAGNOLIA Crescent, Calgary T3M 3T3**

MLS®#: **A2190578**      Area: **Mahogany**      Listing Date: **01/27/25**      List Price: **\$839,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **4,133 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,097**  
 Low Sqft:  
 Ttl Sqft: **2,097**

DOM

**41**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Level, Street Lighting, Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Cement Fiber Board, Stone, Wood Frame**  
 Flooring: **Carpet, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator**  
 Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 12`11"	Dining Room	Main	10`11" x 10`0"
Kitchen	Main	12`11" x 9`8"	Flex Space	Main	10`0" x 12`7"
2pc Bathroom	Main	6`0" x 6`0"	Bedroom - Primary	Upper	13`3" x 12`1"
Bedroom	Upper	11`1" x 9`6"	Bedroom	Upper	11`1" x 9`6"
Bedroom	Upper	9`0" x 10`6"	5pc Ensuite bath	Upper	17`10" x 6`0"
4pc Bathroom	Upper	6`2" x 11`1"	Loft	Upper	8`5" x 8`11"
Laundry	Upper	8`11" x 6`2"			

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-G**

**2311733**

Remarks

Pub Rmks:

**Welcome to the Kalara, a home where modern design meets everyday functionality at an attainable price. Thoughtfully crafted to suit the needs of today's families, this residence blends style, convenience, and flexibility in every detail. The bright, open-concept layout seamlessly connects the kitchen, dining, and lifestyle areas, creating an inviting space perfect for entertaining or simply enjoying everyday life. With a desirable south-facing backyard, natural light floods the main living spaces, enhancing their warmth and charm. The kitchen is a standout feature, designed to be both stylish and practical. It boasts elegant pot lights, a built-in microwave, a sleek chimney hood fan, and carefully chosen finishes that balance beauty with function. Whether you're cooking, hosting, or spending time with loved ones, this space is designed to accommodate it all. A spacious walk-in pantry adds even more storage, ensuring everything has its place. On the main floor, a versatile flex space provides an ideal setting for a home office, study area, or playroom—adapting to your family's evolving needs. Upstairs, a centrally located loft offers additional flexibility, whether as a media room, reading nook, or play space for the kids. Just steps away, the upper-floor laundry room is conveniently situated near all bedrooms, simplifying daily routines. The primary suite serves as a private retreat, featuring a well-appointed ensuite with thoughtfully selected finishes to create a serene escape at the end of the day. With three additional bedrooms upstairs, this home is perfect for a growing family. Designed with future possibilities in mind, the Kalara features a 9-foot foundation, setting the stage for a future basement development. A secondary entrance adds even more potential, offering the flexibility for a guest suite, in-law space, or additional living area (subject to city/municipality approval and permitting). With its well-balanced layout, quality finishes, and expansion potential, the Kalara in Mahogany is a home where comfort and value come together. Nestled in one of Calgary's most sought-after lake communities, Mahogany offers an exceptional lifestyle with its stunning 63-acre freshwater lake, two private beaches, and over 22,000 square feet of nearby commercial amenities. The community is designed for families, featuring an abundance of parks, pathways, and recreational spaces, along with quick access to schools, shopping, and the South Health Campus. With its natural beauty and vibrant atmosphere, Mahogany is the perfect place to call home. \*\*Photos are from the show home/previous builds to demonstrate quality of construction & finishes and may not be an exact representation of this home\*\***

Inclusions:  
 Property Listed By:

**N/A**  
**Real Broker**

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



