



THE
A-TEAM

**RE/MAX
FIRST**

60 MAGNOLIA Green, Calgary T3M3X8

MLS®#: **A2193224**

Area: **Mahogany**

Listing **02/14/25**

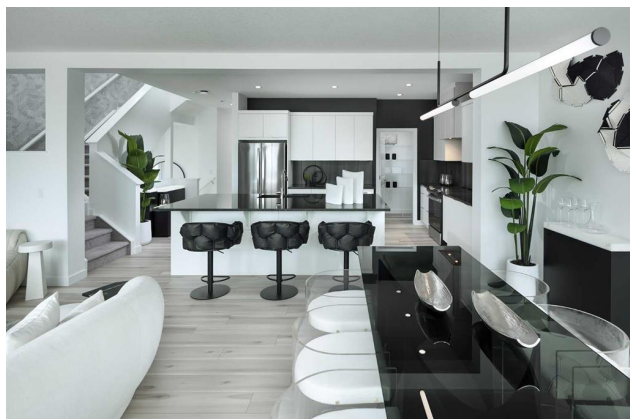
List Price: **\$1,137,900**

Status: **Active**

County: **Calgary**

Change: **-\$28k, 21-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **6,372 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener**

DOM

7

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt**
Heating: **Electric,Forced Air,Solar**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Smart Home,Soaking Tub,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	14`11" x 11`1"
Bonus Room	Second	12`0" x 14`1"
5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	12`4" x 12`11"
Other	Second	8`0" x 9`6"
2pc Bathroom	Main	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`1" x 11`1"
Bedroom - Primary	Second	15`5" x 12`2"
Bedroom	Second	10`2" x 12`1"
4pc Bathroom	Second	0`0" x 0`0"
Great Room	Main	14`11" x 13`3"

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2410897**

Remarks

Pub Rmks: ****QUANTUM PERFORMANCE ULTRA E-HOME**SHOW HOME ALERT!****VERIFIED Jayman BUILT Show Home! ** PROFESSIONALLY DECORATED**** . - Award Winning Charlotte 26 Model **** Family Approved **** Extensive upgrades and superior quality, with over 2600+ square feet of developed luxurious living. Enjoy this convenient Mahogany Lake Location - The Clubhouse, lake, ponds, Ice rink, parks, pathways, schools, shopping, soccer, bike paths, South Pointe Hospital, transit, and the major south expressways—community lifestyle living that makes Mahogany Lake an outstanding safe and secure community. Rich curb appeal with architectural features - This is a must-see home! The chef's kitchen includes elegant quartz countertops throughout, Summit and Alabaster cabinets with stylish horizontal hardware, a black silgranite sink, soft close drawers, under-cabinet lighting and a modern square front shroud. High-end Whirlpool stainless steel fridge/dishwasher/slide in range and Built-in Panasonic microwave - recessed lighting, oversized central island with a flush eating bar, and spacious walk-in pantry . The main floor layout also includes a family room with a ceiling-high feature wall electric fireplace, light wide plank engineered hardwood floors featured from the front entrance and then throughout the main floor. Not to forget, the showstopping main floor bedroom, perfect for visiting family and guests - equipped with a large closet and ensuite. A stylish staircase with designer wallpaper and plush carpet leads to the upper three bedrooms, full 5-piece bath, large walk-in laundry room, and central bonus room with sliding glass pocket doors, a tech area and Stately primary bedroom suite includes his and hers vanity sinks, a huge walk-in closet, a tiled shower with a glass door, and a gorgeous soaker tub complete this stunning spa-like ensuite. **QUANTUM PERFORMANCE INCLUSIONS: 30 Solar Panels achieving Net Zero Certification, Proprietary Wall System, Triple Pane R-8 Windows with Argon Fill, Smart Home Technology Solutions, Daikin FIT Electric Air Source Heat Pump, Ultraviolet Air Purification System with Merv 15 Filter. NET ZERO BENEFITS: \$2k+ in annual energy savings, 10+ metric tonnes of greenhouse gases saved per year, 100% more energy efficiency than the minimum building code in AB requires. 100% electric powered home. Produces as much energy as you consume with the Quantum Performance Ultra E-Home! SHOW HOME VIEWING HOURS: MONDAY TO THURSDAY: 2PM TO 8PM. SATURDAY AND SUNDAY: 12 PM TO 5 PM****

Inclusions: **N/A**
 Property Listed By: **Jayman Realty Inc.**

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





