



THE
A-TEAM

**RE/MAX
FIRST**

63 MAGNOLIA Court, Calgary T3M 3M5

MLS®#: **A2206335**

Area: **Mahogany**

Listing Date: **03/28/25**

List Price: **\$850,000**

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: **3,379 sqft**
Lot Shape:

Access:

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

DOM

8
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

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

Utilities and Features

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

Construction: **Composite Siding, Wood Siding**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Oven, Range Hood, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **2210571**

Zoning: **R-G**

Remarks

Pub Rmks: **Discover this stunning 3-bedroom, 2.5-bathroom modern detached smart-home in the highly desirable community of Mahogany. Designed with a unique 4-level split**

floorplan by Jayman, this home offers exceptional space and versatility. The second level features a bright and functional office space, perfect for remote work or study. On the third level, you'll find the private parents' retreat, complete with a spacious walk-in closet and a luxurious 5-piece ensuite featuring a soaker tub, dual sinks, and a separate shower. The upper level boasts two additional bedrooms, a bonus room, and a 5-piece bath with dual sinks, making it ideal for family or guests. The main floor is designed for entertaining, with a timeless kitchen overlooking a cozy living room with a fireplace. A deck off the kitchen provides easy access for BBQing, while the backyard is ready for your personal touch. This home is also energy-efficient, featuring solar panels to help reduce utility costs. Additional features include solar panels, an attached garage for convenience, an unfinished basement with endless possibilities for customization, and a storage room for added space. Mahogany is centered around Calgary's largest freshwater lake, featuring beaches, parks, and scenic walking trails. Residents enjoy access to the Mahogany Beach Club, offering activities like swimming, kayaking, skating and more! The area is home to shopping, dining, and recreational facilities, with Westman Village providing a unique urban-style living experience. Don't miss the opportunity to call this exceptional property home!

Inclusions:
Property Listed By:

**N/A
Nineteen 88 Real Estate**

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









