

\$685,900 - 74 Magnolia Street Se, Calgary

MLS® #A2194705

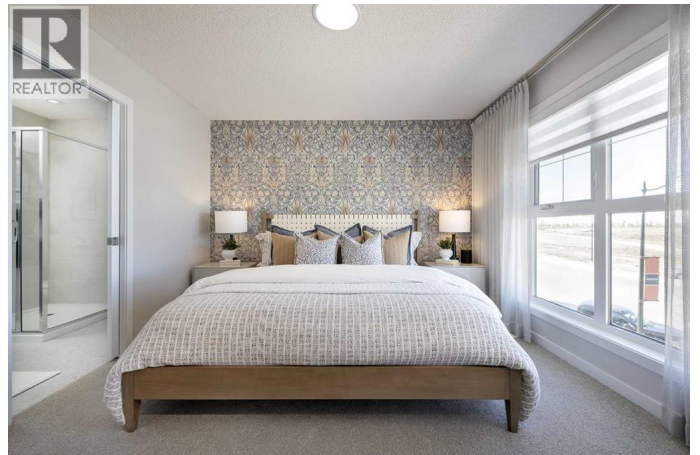
\$685,900

3 Bedroom, 3.00 Bathroom, 1,801 sqft
Single Family on 0.07 Acres

Mahogany, Calgary, Alberta

****BRAND NEW HOME ALERT**** Great news for eligible First-Time Home Buyers â€” NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTOR* **SOLAR ENERGIZED HYBRID PERFORMANCE HOME * VERIFIED Jayman BUILT Show Home!** ** Great & rare real estate investment opportunity ** Start earning money right away ** Jayman BUILT will pay you \$ per month to use this home as their full-time show home **

PROFESSIONALLY DECORATED with all of the bells and whistles. Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "AVID 20" SHOW HOME located in the highly sought after lake community of Mahogany. A lovely neighborhood with great amenities welcomes you into over 1800sqft of above grade living space featuring stunning craftsmanship and thoughtful design. Offering a unique open floor plan boasting a stunning **GOURMET** kitchen with a beautiful centre island with flush eating bar & sleek stainless steel Whirlpool appliances including a French door refrigerator with ice maker and internal water, electric range and microwave hoodfan. Stunning elegant Polaire QUARTZ counter tops in kitchen, spacious walk-in pantry, soft close slab cabinets and stainless steel undermount sink compliment the space. Enjoy



the generous dining area that overlooks the spacious Great Room with the stunning Arts & Crafts elevation out front along with an additional FLEX SPACE located at the front of the home - Could be a fourth bedroom or a bright office/den and HALF BATH located on the main level for additional family members or visiting guests that prefer no stairs. You will discover the 2nd level boasts 3 sizeable bedrooms with the Primary Bedroom including a gorgeous 4 pc private expanded en suite with a shower, double vanities and generous walk-in closet along with 2nd floor laun dry for ease of convenience. In addition, enjoy a nicely centralized Bonus Room that separates the two additional bedrooms and the Primary Suite for additional privacy. The lower level has 3 pc rough in for future bath development and the back yard has space for you to a build double detached garage at your leisure. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime! In addition your Jayman home offers Core Performance with 14 SOLAR PANELS, triple pane R-8 windows & dual argon gas filled with casement, Daikin FIT electric air source heat pump with natural gas back up, ultraviolet air purification system & Merv 13 filter, tankless hot water heater and Smart Home Technology Solutions. Hybrid Benefits include: \$1,500 in annual energy savings, 4.2 metric tonnes of greenhouse gases saved per year, 60% more energy efficient than minimum code in Alberta requires. The highly efficient heat pump provides heat and air conditioning while lowering carbon emissions. (id:6289)

Built in 2023

Essential Information

Listing #	A2194705
Price	\$685,900
Bedrooms	3

Bathrooms	3.00
Half Baths	1
Square Footage	1,801
Acres	0.07
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	74 Magnolia Street Se
Subdivision	Mahogany
City	Calgary
Province	Alberta
Postal Code	T3M3X8

Amenities

Features	Back lane, PVC window, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Gravel, Other

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Water Heater - Tankless
Heating	Electric, Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Jayman Realty Inc.
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