# \$1,108,900 - 60 Magnolia Green Se, Calgary

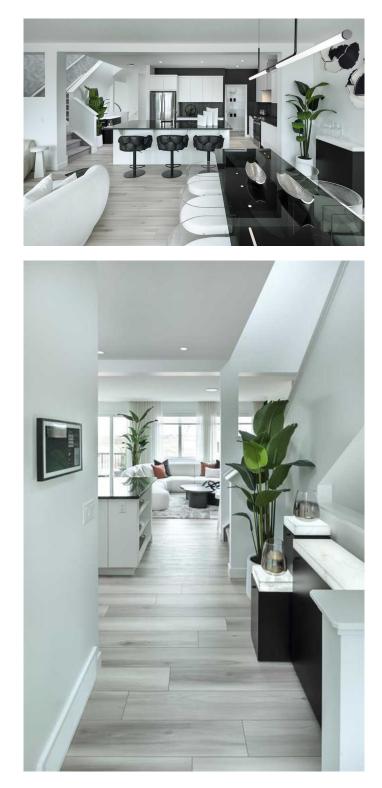
MLS® #A2193224

#### \$1,108,900

4 Bedroom, 3.00 Bathroom, 2,637 sqft Residential on 0.15 Acres

Mahogany, Calgary, Alberta

\*\*BRAND NEW HOME ALERT\*\* Great news for eligible First-Time Home Buyers – 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®. \*\*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 expresswaysâ€"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 guartz 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

Built in 2023

#### **Essential Information**

MLS® #	A2193224
Price	\$1,108,900
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,637
Acres	0.15
Year Built	2023
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



## **Community Information**

60 Magnolia Green Se
Mahogany
Calgary
Calgary
Alberta
T3M3X8

Yes

Full, Unfinished

## Amenities

Has Basement

Basement

Amenities	Beach Access, Clubhouse, Gazebo, Picnic Area, Playground, Park, Racquet Courts, Recreation Facilities	
Parking Spaces	4	
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener	
# of Garages	2	
Interior		
Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)	
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings	
Heating	Electric, Forced Air, Solar	
Cooling	Central Air	
Fireplace	Yes	
# of Fireplaces	1	
Fireplaces	Electric	

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt
Construction	Cement Fiber Board, Stucco
Foundation	Poured Concrete

#### **Additional Information**

February 14th, 2025
162
R-G
578
ANN

## **Listing Details**

Listing Office Jayman Realty Inc.

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