



GRASSROOTS
REALTY GROUP

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49 Magnolia Heath SE
Calgary, Alberta

MLS # A2237085



\$889,750

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,559 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped, Lawn, Standard Shaped Lot, St		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Wall mounted TV, Treadmill		

OPEN HOUSE Monday Aug 4 from 1-3pm. LOADED WITH UPGRADES! Don't wait to come and see this beautiful Lauren model by Jayman BUILT home. With an unbeatable location within the community, you're just a 5 minute walk to a gate that gets you onto main beach. Hot tub, south-facing backyard, composite deck, central air conditioning, wall-mounted big screen TV, integrated blinds, glass railings on the deck and in the main stairwell, glass enclosed bonus room, California Closets in the primary walk-ins, triple pane windows, permanent outdoor lighting, HVAC, tray ceiling lighting in the primary... This one has it all. The kitchen is expansive featuring TWO islands, gas range, and KitchenAid appliances, as well as a walk-in pantry. The primary ensuite is a dream, with his-and-hers vanities as well as his-and-hers walk in closets. The basement is a blank canvas awaiting your designs, but has all the rough-ins needed to make a second primary suite downstairs, as well as have a large rec room (read: large open basement). Schedule your showing today.