



GRASSROOTS
REALTY GROUP

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33 Magnolia Path SE
Calgary, Alberta

MLS # A2241960



\$974,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,338 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)

Inclusions: 10 Solar Panels, Basement dishwasher+fridge+stove+OTR microwave

* GREAT LOCATION * SIDE ENTRY WITH LEGAL BASEMENT SUITE BUILT BY JAYMAN * SIX BEDROOMS + 4 FULL BATHS * This outstanding home will have you at "HELLO!" Exquisite & beautiful, you will be immediately impressed by Jayman BUILT's famous "KARMA 24" Signature Home, located in the highly sought-after community of Seton, where amenities are just steps away. If you love to ENTERTAIN and enjoy offering ample space for all who visit, then this is the home for you! Immediately fall in love as you enter, offering 3300~ SF of true craftsmanship and beauty! Luxurious LVP flooring invites you into a lovely open floor plan featuring an amazing GOURMET kitchen boasting elegant QUARTZ counters, sleek stainless steel KitchenAid appliance package with an upgraded GAS cooktop, 25 cu ft French Door Refrigerator with ice maker, built-in microwave, and a Broan power pack built-in cabinet hood fan. A fantastic OPEN FLOOR PLAN with a MAIN FLOOR BEDROOM, ideal for friends and family, including those who prefer not to climb stairs; complemented with a FULL BATH that features an upgraded walk-in shower with sliding glass door. Enjoy the expansive kitchen that boasts a generous space to cook and entertain, a walk thru pantry and a large centre island that overlooks the fantastic living area with a beautiful dining room that nicely elevates the space. In contrast, the beautiful sliding patio door opens up to your big back yard. The upper level offers you an abundance of space to suit any lifestyle with over 1290SF alone. Three sizeable bedrooms with the beautiful Primary Bedroom including Jayman BUILT's signature ensuite including dual vanities, makeup desk, gorgeous over sized SOAKER TUB & STAND ALONE SHOWER along with an impressive large walk-in closet. A stunning centralized Bonus room separating the Primary

wing with the two additional bedrooms, convenient 2nd floor laundry and a 4pc Main Bath. Located in the popular lake community of Mahogany, you have many options for things to do. Movies, shopping, restaurants, South Health Campus, YMCA...this list goes on, all within a short walk away. Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! This home will be sure to impress!