



GRASSROOTS
REALTY GROUP

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29 Magnolia Terrace SE
Calgary, Alberta

MLS # A2250402



\$939,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,529 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Tankless Hot Water, Wired for Sound		
Inclusions:	N/A		

Open House on August 30 (Saturday) from 11:00am–4:00pm and August 31 (Sunday) from 1:00pm–5:00pm. This former Jayman Showhome, built with the renowned “Lauren 26” design, offers over 3,400 sq. ft. of beautifully finished living space. Proudly owned by the first owner and meticulously maintained, this home is loaded with upgrades, exceptional craftsmanship, and thoughtful design that will impress the moment you step inside. The open main floor welcomes you with a spacious foyer, an enormous upgraded kitchen featuring double islands with Quartz countertops, and high-end KitchenAid stainless steel appliances. The living room is anchored by an upgraded fireplace, creating the perfect space for family gatherings. Upstairs, you will find three large bedrooms, including a stunning master retreat with a luxurious en-suite, as well as a separate bonus room with elegant Glass French Doors. The fully finished basement expands the living space with a media room, flex room, and a fourth bedroom—perfect for family, guests, or entertaining. Notable upgrades include Quartz counters throughout, engineered hardwood flooring on the main, Hunter Douglas blinds, 12 Solar panels, central air conditioning, and more. This is your opportunity to own a show-stopping Jayman-built home that combines quality, comfort, and modern design. Don’t just imagine it—make it yours today.