



**74 Magnolia Street SE
Calgary, Alberta**

MLS # A2276721



\$664,900

Division: Mahogany

Type: Residential/House

Style: 2 Storey

Size: 1,801 sq.ft. **Age:** 2024 (2 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Alley Access, Gravel Driveway, Off Street

Lot Size: 0.07 Acre

Lot Feat: Back Lane

Heating: Electric, Forced Air, Natural Gas

Water: Public

Floors: Carpet, Vinyl, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Cement Fiber Board, Veneer, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: 14 Solar Panels

* 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 neighbourhood with great amenities welcomes you into over 1800 sq ft 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, flush eating bar & sleek stainless steel Whirlpool appliances, including a French door refrigerator with ice maker and internal water, an electric range, and a microwave hood fan. Stunning, elegant Polaire QUARTZ countertops in the kitchen, a spacious walk-in pantry, soft-close slab cabinets, and a stainless steel undermount sink complement 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 situated 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 en suite with a shower, double vanities, and a generous walk-in closet, along with 2nd-floor laundry for ease of convenience. In addition, enjoy a well-located Bonus Room that separates the two additional bedrooms and the Primary Suite for added privacy. The lower level has 3 pc rough-ins for

future bath development, and the backyard has space for you to build a 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 backup, 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, and 60% more energy-efficient than the minimum code in Alberta requires. The highly efficient heat pump provides heating and cooling while lowering carbon emissions.