



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

74 Magnolia Street SE
Calgary, Alberta

MLS # A2194705



\$674,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,801 sq.ft.	Age:	2023 (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, Unfinished	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:	N/A		

****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* 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 neighborhood with great amenities welcomes you into over 1800sqft 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 with flush eating bar & sleek stainless steel Whirlpool appliances including a French door refrigerator with ice maker and internal water, electric range and microwave hoodfan. Stunning elegant Polaire QUARTZ counter tops in kitchen, spacious walk-in pantry, soft close slab cabinets and stainless steel undermount sink compliment 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 located 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 expanded en suite with a shower, double vanities and generous walk-in closet along with 2nd floor laundry for ease of convenience. In addition, enjoy a nicely centralized Bonus Room that separates the two additional bedrooms and the Primary Suite for additional privacy. The lower level has 3 pc rough in for future bath development and the back yard has space for you to a build 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 back up, 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, 60% more energy efficient than minimum code in Alberta requires. The highly efficient heat pump provides heat and air conditioning while lowering carbon emissions.