



GRASSROOTS
REALTY GROUP

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335 Magnolia Drive SE
Calgary, Alberta

MLS # A2202533



\$699,999

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,715 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Rectangular Lot		

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

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance

Inclusions: Gas Range, Microwave, Refrigerator, Washer/Dryer Stacked, Water Softener

Step into modern living with this brand-new 2024 build home in the desirable community of Mahogany. Every detail has been meticulously upgraded for your comfort and style. This home showcases an open-concept layout with HUGE WINDOWS and soaring 10- foot ceilings on the main floor, 9-foot ceilings in the basement and upper floor, offering an airy, spacious feel throughout. It features 3 bedrooms and 2.5 bathrooms, luxury vinyl plank flooring on the main floor and stairs, and a gourmet kitchen with quartz countertops, extensive cabinetry, and a walk-in pantry. A dedicated office space on the main floor caters to the modern work-from-home lifestyle. Among its \$40,000 in luxurious upgrades are pot lights throughout, a full-height standard kitchen wall tile behind an upgraded "stainless steel modern-style chimney hood fan, setting the scene for a culinary haven. All upgraded stainless steel appliances include a gas front control range, enhancing your cooking experience to gourmet levels. The addition of a Blanco "undermount sink adds a touch of elegance to functionality. Also, enjoy the convenience of A whirlpool front-load steam laundry set, and the property's water system is upgraded with a Waterboss high-efficiency water softener/conditioner, which ensures better tasting water, softer skin, and brighter fabrics. Upstairs, you'll discover a spacious primary bedroom featuring a walk-in closet and a dual sink vanity. Adjacent to it, there are two well-sized bedrooms and an additional full bathroom, providing ample space for family or guests. Also on this floor is a bonus room, equipped with pre-installed media wiring for a wall-mounted TV, ensuring the home is set for modern entertainment needs. The basement's well-thought-out layout has great potential for a separate suite(subject to approvals and permitting by the municipality) with its

own entry and offers flexibility for rental income or multi-generational living. Enjoy private access to Calgary's largest freshwater lake, ideal for paddle-boarding, boating, fishing, and benefit from nearby amenities like Mahogany Village Market for shopping, dining, and services. proximity to schools, and quick access to major roadways. Book your showing today!