



GRASSROOTS
REALTY GROUP

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53 Magnolia Crescent SE
Calgary, Alberta

MLS # A2212904



\$848,800

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,329 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: 10 Solar Panels, Shed

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

**** Quick Possession - Move in ready ** Custom Jayman BUILT 4 Bedroom Home - Award Winning Karma 24 Model ** Family Approved**
**** Corner + traditional homesite **** Extensive upgrades and superior quality, with over 2330+ square feet of luxurious living space. You will be impressed with the privacy of an oversized homesite with a private west-facing backyard with a bespoke 10' x 10' upper deck and lower 16' x 14' concrete patio with walkway to the front yard. Enjoy this convenient Mahogany Location - Steps away from the ponds, Ice rink, parks, pathways, schools, shopping, soccer, bike paths, transit, Lake, clubhouse, 88 street, and expressways. Rich curb appeal with architectural features - dramatic roof lines, attached garage with smart board trim, detailed door & full-sized concrete driveway, covered entry, hardie board exterior, and columns complete this spectacular elevation. There are extensive upgrades throughout, and the details are superb. This is a must-see home! Chef's kitchen includes quartz counter tops, custom light & dark wood style cabinets/doors, extension trims, Whirlpool stainless steel fridge/dishwasher/microwave/wall oven, smooth cooktop electric stove, recessed lighting, oversized central island, island with a flush eating bar & black granite under mount sink, walk-in 6' x 5' butlers pantry with storage & a large central breakfast nook. The main floor layout includes an office/den, a family room with an electric fireplace, a family-sized open foyer with a side window, and rich wide plank LVP floors featured from the front entrance and throughout the main floor. The large mud room offers more storage and easy access to the garage. Upstairs leads to the upper four bedrooms, a bonus room, and a laundry room. The primary bedroom suite includes his and hers vanity sinks, massive walk-in closets, an easy connection to the upper laundry room, an

oversized shower w/ glass door, and a gorgeous soaker tub to complete this stunning spa-like en-suite. BONUS: The unfinished basement features room for all your plans. Plus, smart home technology, 10 solar panels, Navien tankless hot water heater, 9' main floor & high basement ceilings, generously sized bedrooms with large windows, electric car plug rough-in, future radon basement piping rough-in, plumbing/lighting, and electrical fixtures upgraded! Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!