



GRASSROOTS
REALTY GROUP

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49 Magnolia Heath SE
Calgary, Alberta

MLS # A2237085



\$908,898

| | | | |
|------------------|---|---------------|------------------|
| Division: | Mahogany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,559 sq.ft. | Age: | 2020 (5 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Close to Clubhouse, Landscaped, Lawn, Standard Shaped Lot, ST | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | Wall mounted TV, Treadmill | | |

Don't wait to come and see this beautiful Lauren model by Jayman BUILT home! With an unbeatable location within the community, you're just a 5 minute walk to a gate that gets you onto main beach. If you don't feel like walking anywhere, you can take a dip in the hot tub in your new South-facing backyard, while you BBQ on your beautiful composite low-maintenance deck. If you want to stay cool, this home has you covered as well, with central air that will keep you cool all summer long while you watch some TV on the wall-mounted big screen TV. The expansive kitchen features TWO islands, gas range, and KitchenAid appliances, as well as a walk-in pantry. The primary ensuite is a dream, with his-and-hers vanities as well as his-and-hers walk in closets featuring built-in dressers and shelving. The basement is a blank canvas awaiting your designs, but has all the rough-ins needed to make a second primary suite downstairs, as well as have a large rec room (read: large open basement). Other upgrades in the home include: HVAC, floor-to-ceiling glass enclosed bonus room upstairs, integrated patio door blinds, triple pane windows, permanent lighting outside, tray ceiling lighting, built-in closets in the primary, composite decking, and central air. There's not much else left to do, but to move-in! Schedule your showing today.