



**52 Magnolia Green SE
Calgary, Alberta**

MLS # A2273468



\$814,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,068 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Irregular Lot, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Stone Counters, Vaulted Ceiling(s)		

Inclusions: SUITE FRIDGE, STOVE, DISHWASHER, STACKED WASHER/DRYER..... FOR LANDSCAPING THERE IS A \$1200 CREDIT INCLUDED!!

This move in ready home, built on a HUGE PIE SHAPED LOT OFFERING A FANTASTIC BACKYARD - with a LEGAL SUITE - and eligible for the FIRST TIME HOME BUYERS new GST REBATE PROGRAM is available and should be your new forever home. Introducing the Stanley—a stunning BRAND-NEW home built by Excel Homes, an award-winning builder with over 35 years of experience, more than 15,000 homes constructed, and 75 industry and design awards. Excel continues to deliver exceptional quality, innovation, and long-lasting peace of mind. Perfectly positioned on a quiet circle and directly facing a tranquil green space/park, this beautifully upgraded home features a FULLY DEVELOPED BASEMENT WITH A LEGAL SUITE. Offering 2068 sq ft of thoughtfully designed living space, the Stanley delivers an open, family-friendly layout with impressive finishes throughout. The main level features 9’ ceilings, luxury vinyl plank flooring, and a welcoming flow from the spacious foyer into the main living area. The large L-shaped kitchen includes an island overlooking the dining nook, crisp white cabinetry, pot/pan drawers, striking stone countertops, and stainless steel appliances including a gas range, chimney hood-fan, and built-in microwave + oven. The family-sized dining nook sits beside the bright great room—an ideal setup for entertaining and family gatherings—with patio doors leading to your backyard. Upstairs offers three generous bedrooms centred around a dramatic bonus room with vaulted ceilings, perfectly positioned to provide privacy for the spacious primary suite. The elegant ensuite features dual sinks, abundant storage, a soaker tub, and a separate shower. A full 4-piece family bath and a conveniently located laundry room complete this level, with all bathrooms finished in stone counters for a

cohesive, upscale feel. The fully developed basement suite features its own private entrance, a good-sized bedroom, a bright open family room, a full kitchen, and a 4-piece bath. The home includes separate utilities for the upper floor and the suite—ideal for multigenerational living or future rental income. This BUILT GREEN® home is equipped with modern essentials including a Smart Home package, radon rough-in, Energy Star appliances, dual-pane Low-E windows, a high-efficiency furnace, and solar panel rough-in. A quick possession is available on this beautifully upgraded, ideally located home—an exceptional opportunity to own a brand-new Excel home in a premier setting. Landscaping credit of \$1200 included as well.