



192 Magnolia Manor SE
Calgary, Alberta

MLS # A2305920



\$1,150,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,551 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door C		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Close to Clubhouse, Fev		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Smart Home, Storage, Tankless Hot Water, Walk-In Closet(s)

Inclusions: TV Mount in Upstairs Bonus Room, Media equipment for home theatre in basement

Welcome to 192 Magnolia Manor, an exceptional, heavily upgraded home built in 2023 by Jayman Homes, offering the perfect blend of modern design, luxury finishes, and everyday functionality. With nearly \$1.3 million invested into the property, this home stands out as a truly refined and thoughtfully customized residence. From the moment you step inside, you're greeted by a beautifully designed interior featuring high-end appliances, elevated finishes, and a layout tailored for both comfortable living and effortless entertaining. The fully developed basement is a showpiece, complete with a custom-built movie theatre, ideal for hosting or enjoying quiet nights at home. Upstairs, the home offers additional versatility with custom-built bedroom enhancements, added after construction. These can remain for added functionality or be easily removed to restore the original bedroom layouts, giving future owners flexibility to suit their needs. The customized garage and extensive upgrades throughout reflect a high level of care and attention to detail, creating a home that feels both luxurious and practical. Perfectly positioned on a quiet street backing onto green space and a walking path, the setting offers privacy and a connection to the outdoors. Just a short distance away is a designated future school site, close enough for convenience, yet far enough to preserve the tranquility of the location. This is a rare opportunity to own a meticulously upgraded, move-in-ready home in one of Calgary's most sought-after communities.