



GRASSROOTS

REALTY GROUP

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**29 Magnolia Path SE
Calgary, Alberta**

MLS # A2326149

\$745,000



Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,274 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, No Back Lane, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Stone Counters		

Inclusions: NONE

QUALIFIED FIRST TIME BUYERS WILL BE ELIGIBLE FOR THE FIRST TIME BUYERS GST REBATE! This is the perfect opportunity for the discriminating buyer to CUSTOMIZE your new home with your own DESIGN CHOICES. This home is not yet built, so there is plenty of time to choose your own options & upgrades. Possession will be 8-9 months from the time you firm up an offer. Welcome to the stunning Newbrook by Excel Homes, where thoughtful design, modern upgrades, and energy-efficient construction come together to create the perfect family home. Nestled on a quiet street in Calgary's premier lake community of MAHOGANY. This home offers both privacy and connection to nature, while being zoned R-G with a separate side entrance for a future LEGAL SUITE (subject to city permits & approvals) —making it as versatile as it is beautiful. This thoughtfully curated floorplan offers a modern, contemporary open floor plan. The open-to-above foyer sets a dramatic tone, inviting you into the expansive main floor where oversized windows fill every corner with natural light. The open-concept plan is anchored by a gorgeous kitchen, featuring a large central island, an abundance of cabinets and drawers, a pantry, and a convenient broom closet—ideal for both everyday living and entertaining. The adjacent flex room is perfectly placed for a home office, playroom, or study, while the mudroom off the garage keeps things organized. The flex space can be built as a main floor bedroom w/a full bathroom (see photos for design options). Nine-foot knockdown ceilings and luxury vinyl plank flooring add style and function throughout the main level. Upstairs, the thoughtful layout continues with FOUR GENEROUS BEDROOMS, including a luxurious primary retreat with a stunning five-piece ensuite and a walk-in closet. The family sized bonus room

and the open-to-below design add architectural flair, creating an airy, elegant feel on the upper level. The basement offers even more potential with its separate side entrance, giving you the opportunity to develop a legal secondary suite (with City permits and approvals), down the road. Every detail of this home has been upgraded for comfort and efficiency. Excel Homes is a BUILT GREEN BUILDER, which offers you savings on utilities but also reduces your environmental footprint—all while delivering the exceptional quality and craftsmanship that Excel Homes is known for. Don't miss your chance to own this incredible property, designed to fit your family's lifestyle today and for years to come.