



**199 Magnolia Way SE
Calgary, Alberta**

MLS # A2328265



\$849,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,672 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Faces Rear, Heated Garage, Oversized, Triple Garage Detached, W		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Desert Back, Desert Front, Front Yard, Fr		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Masonite, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: TV (great room), kitchen nook wall cabinet, basement fridge x2, hot tub and gazebo, shed, Alexa (wall unit), garage heater and shelving

A wonderful URBAN STYLE Jayman BUILT "SONATA" home with basement legal suite and Triple garage! All on an oversized corner homesite (wide side yards) with over \$80K in upgraded features and landscaping. Meticulously maintained & crafted by the original owner's - Truly a custom-built DREAM home. Over 2515 SF of luxury living space offering 4 bedrooms, 3.5 baths & fully finished permitted basement suite ... Check out the floor plan and pictures! This OPEN design features 8' & 12' main floor ceilings - Spectacular CHEF's kitchen all overlooking the dining area and the lower great room. Upgraded features include Triple pane windows, quartz counter tops, tankless water heater, active heat recovery system, luxury wide plank hardwood flooring, berber carpet on stairs, light & plumbing fixtures, glass railing, baseboard, doors and casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining; Sleek modern full height white upper cabinet doors, soft close drawers and doors, extended cabinet wall with glass doors, white quartz counter tops, upgraded Kitchen Aid stainless steel appliances with a gas cooktop & hood cover, tiled backsplash, dramatic peninsula island with pendants and eating bar for three & under mount black granite sink with window above, and pantry. Upstairs includes an oversized primary bedroom with a full spa like ensuite with a supersized walk-in closet. Plus, 2 good sized spare bedrooms, upper laundry room with storage. BONUS: Basement suite fully finished with a large family room, bedroom and full bath. Other impressive features include AC, Water softener, Instant hot water tap, Hot tub/Gazebo, Gemstone lighting in concrete walkway, 12 Roof top Solar panels, High 10' - 11' basement ceilings, south side facing back yard with upper wood deck, side yard concrete walkways, side door entry,

lower 26' x 18' exposed aggregate concrete patio with pergola and hot tub, detached 32'x22' - 3 car heated garage with 220 panel, rich front curb appeal with stone details and cover entry. Quick possession date available! Call your friendly REALTOR(R) to book a viewing!