

\$929,900 - 212 Magnolia Manor Se, Calgary

MLS® #A2113276

\$929,900

3 Bedroom, 3.00 Bathroom, 2,270 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

PRESENTING THE EXQUISITE AND UNIQUE JAKE*BRAND NEW FLOOR PLAN*YOU WILL FALL IN LOVE IMMEDIATELY SO BE PREPARED!!* This outstanding home will have you at "HELLO!" Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's brand new "JAKE 26" Signature Home located in the highly sought after Lake community of Mahogany, where nature is your neighbour in every direction. If you enjoy entertaining, want to live in an amazing new floor plan and enjoy offering ample space for all who visit, than this is the home for you! Immediately fall in love as you enter, offering over 2200+SF of true craftsmanship and beauty! Luxurious laminate flooring invites you into a lovely open floor plan featuring an amazing GOURMET kitchen boasting elegant QUARTZ counters, sleek stainless steel KitchenAid built-in appliance package with a gas cook top, counter depth refrigerator with French door with internal water & ice maker, built-in microwave and wall oven. An amazing 2 storey floor plan with a MAIN FLOOR OFFICE, quietly transitioning to the expansive kitchen that boasts a generous walk-thru pantry and centre island that overlooks the amazing living area with a lovely garden door that open up nicely to your 12x12 deck . The upper level offers you an abundance of space to suit any lifestyle with over 1200SF alone. THREE BEDROOMS with the beautiful Primary Suite boasting Jayman BUILT's luxurious en suite including dual



vanities, gorgeous SOAKER TUB & STAND ALONE SHOWER. Thoughtfully separated past the pocket door you will discover the spacious walk-in closet offering a lovely amount of space. A stunning centralized Bonus room separating the Primary wing with the the additional bedrooms and a spacious Main Bath to complete the space. A beautiful open to below feature adds an elevated addition to this home. ADDITIONAL FEATURES: professionally designed Down to Earth color palette, deck with BBQ gas line, open to above at front entry with 20ft ceiling, expansive kitchen with built-in appliances and walk-thru pantry, electric fireplace in Great Room, iron spindle railing added to stairs and bonus room, enclosed laundry room, raised basement ceiling height & 3-piece rough-in plumbing. This lovely home presenting the Arts & Crafts Elevation has been completed in Jayman's EXTRA Fit & Finish along with Jayman's reputable CORE PERFORMANCE. 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Air Purification System, High Efficiency furnace with Merv 13 Filters & HRV Unit, Navien-Brand Tankless Hot Water Heater, Triple Pane Windows & Smart Home Technology Solutions. Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy a climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save!

Built in 2023

Essential Information

MLS® #	A2113276
Price	\$929,900
Sold Price	\$929,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,270
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	212 Magnolia Manor Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3J2

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Enclosed, Garage Faces Front

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	May 22nd, 2024
Days on Market	75
Zoning	R-G
HOA Fees	500.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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