

\$659,900 - 285 Magnolia Way Se, Calgary

MLS® #A2172445

\$659,900

3 Bedroom, 3.00 Bathroom, 1,847 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

BRAND NEW HOME ALERT*SIDE ENTRY*10 SOLAR PANELS*MAIN FLOOR FLEX ROOM Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's exciting new home model called the "AVERY 20" located in the outstanding and highly sought after lake community of Mahogany. A lovely neighborhood with great amenities welcomes you into over 1800++sqft of above grade living space featuring stunning craftsmanship and thoughtful design. Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful central island with flush eating bar & sleek stainless steel Whirlpool appliances including a French door refrigerator with ice maker, electric slide in range, Panasonic built-in microwave and a Broan Power Pack hood fan. Stunning elegant QUARTZ counter tops through out, soft close slab cabinets and sil granite Coal Black undermount sink compliment the space. Enjoy the generous dining area that overlooks the spacious Great Room along with a great FLEX SPACE located at the rear of the home adjacent to the half bath - ideal for your home office or Den. You will discover the 2nd level boasts 3 sizeable bedrooms with the Primary Bedroom including a gorgeous 5 pc private en suite with a tub/shower combo, dual vanities and generous walk-in closet along with 2nd floor laundry for ease of convenience. In addition, enjoy a nicely centralized Bonus Room that separates the two additional bedrooms and the Primary Suite for additional



privacy. Raised 9 ft basement ceiling height and 3 pc rough in for future bath development and space for you to build double detached garage at your leisure. Not to mention your Jayman home offers Smart Home Technology Solutions, Core Performance with TEN 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 and triple pane windows. Additional features of this beautiful home include a professionally designed Oak & Ore colour palette, convenient side entry, iron spindle railing added to the stairs, rear entrance walk-in closet and a spacious walk-in kitchen pantry. Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime. Welcome Home!

Built in 2024

Essential Information

MLS® #	A2172445
Price	\$659,900
Sold Price	\$659,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,847
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	285 Magnolia Way Se
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Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3S5

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Gravel Driveway, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Breakfast Bar, High Ceilings, Vinyl Windows, Low Flow Plumbing Fixtures, Quartz Counters, Smart Home, Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Refrigerator, Electric Oven, Microwave, Range Hood, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	October 11th, 2024
Date Sold	November 21st, 2024
Days on Market	41
Zoning	R-G
HOA Fees	600.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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