

# \$724,900 - 74 Magnolia Street Se, Calgary

MLS® #A2194705

**\$724,900**

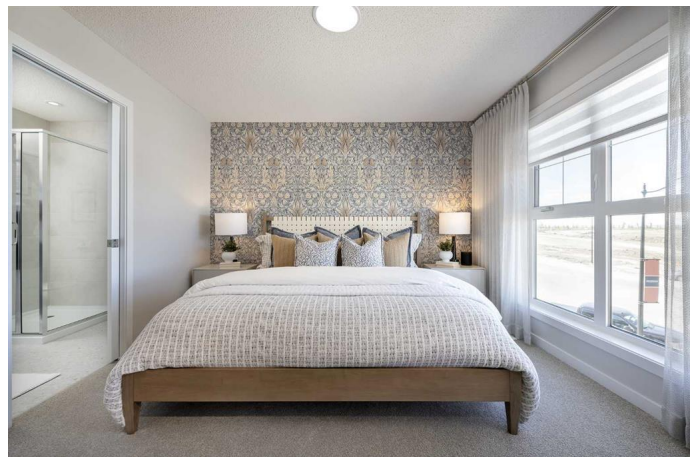
3 Bedroom, 3.00 Bathroom, 1,801 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

**\*\*BRAND NEW HOME ALERT\*\*** Great news for eligible First-Time Home Buyers â€” NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTOR\* **SOLAR ENERGIZED HYBRID PERFORMANCE HOME \* VERIFIED Jayman BUILT Show Home!** \*\* Great & rare real estate investment opportunity \*\* Start earning money right away \*\* Jayman BUILT will pay you \$ per month to use this home as their full-time show home \*\*

**PROFESSIONALLY DECORATED** with all of the bells and whistles. Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "AVID 20" SHOW HOME located in the highly sought after lake community of Mahogany. A lovely neighborhood with great amenities welcomes you into over 1800sqft 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 centre island with flush eating bar & sleek stainless steel Whirlpool appliances including a French door refrigerator with ice maker and internal water, electric range and microwave hoodfan. Stunning elegant Polaire QUARTZ counter tops in kitchen, spacious walk-in pantry, soft close slab cabinets and stainless steel undermount sink compliment the space. Enjoy



the generous dining area that overlooks the spacious Great Room with the stunning Arts & Crafts elevation out front along with an additional FLEX SPACE located at the front of the home - Could be a fourth bedroom or a bright office/den and HALF BATH located on the main level for additional family members or visiting guests that prefer no stairs. You will discover the 2nd level boasts 3 sizeable bedrooms with the Primary Bedroom including a gorgeous 4 pc private expanded en suite with a shower, double 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. The lower level has 3 pc rough in for future bath development and the back yard has space for you to build a double detached garage at your leisure. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime! In addition your Jayman home offers Core Performance with 14 SOLAR PANELS, triple pane R-8 windows & dual argon gas filled with casement, Daikin FIT electric air source heat pump with natural gas back up, ultraviolet air purification system & Merv 13 filter, tankless hot water heater and Smart Home Technology Solutions. Hybrid Benefits include: \$1,500 in annual energy savings, 4.2 metric tonnes of greenhouse gases saved per year, 60% more energy efficient than minimum code in Alberta requires. The highly efficient heat pump provides heat and air conditioning while lowering carbon emissions.

Built in 2023

### **Essential Information**

MLS® #	A2194705
Price	\$724,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,801
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	74 Magnolia Street Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3X8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Gravel Driveway, Off Street

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater
Heating	Electric, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle

Construction	Cement Fiber Board, Veneer, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 14th, 2025
Days on Market	156
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Jayman Realty Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.