

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

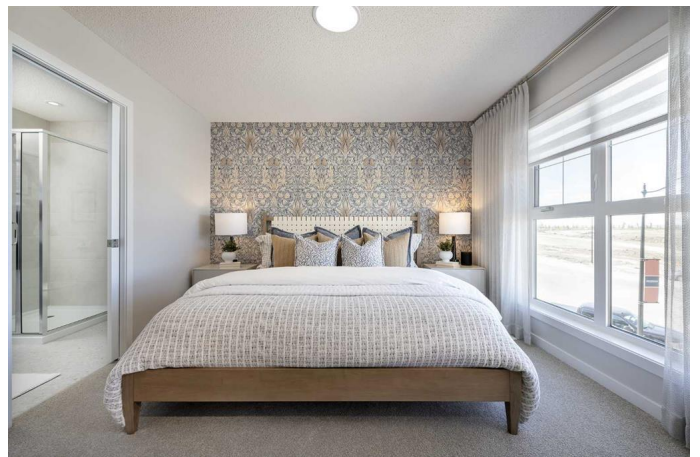
MLS® #A2194705

\$724,900

3 Bedroom, 3.00 Bathroom, 1,801 sqft
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

* 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.**BEAUTIFUL SHOW HOME**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 a build 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. This stunning Show Home has been completed in the Select Fit & Finish and includes air conditioning, window coverings and wall paper. Show Home Hours: Monday to Thursday: 2:00pm to 8:00pm, Saturday and Sunday: 12:00pm to 5:00pm.

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 63

Zoning R-G

HOA Fees 500

HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

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