

# \$1,108,900 - 60 Magnolia Green Se, Calgary

MLS® #A2193224

**\$1,108,900**

4 Bedroom, 3.00 Bathroom, 2,637 sqft

Residential on 0.15 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 REALTORÂ®. **\*\*QUANTUM PERFORMANCE ULTRA E-HOME\*\*SHOW HOME ALERT!\*\***VERIFIED Jayman BUILT Show Home! **\*\* PROFESSIONALLY DECORATED\*\***. - Award Winning Charlotte 26 Model **\*\* Family Approved \*\*** Extensive upgrades and superior quality, with over 2600+ square feet of developed luxurious living. Enjoy this convenient Mahogany Lake Location - The Clubhouse, lake, ponds, Ice rink, parks, pathways, schools, shopping, soccer, bike paths, South Pointe Hospital, transit, and the major south expresswaysâ€”community lifestyle living that makes Mahogany Lake an outstanding safe and secure community. Rich curb appeal with architectural features - This is a must-see home! The chefâ€™s kitchen includes elegant quartz countertops throughout, Summit and Alabaster cabinets with stylish horizontal hardware, a black silgranite sink, soft close drawers, under-cabinet lighting and a modern square front shroud. High-end Whirlpool stainless steel fridge/dishwasher/slide in range and Built-in Panasonic microwave - recessed lighting, oversized central island with a flush



eating bar, and spacious walk-in pantry . The main floor layout also includes a family room with a ceiling-high feature wall electric fireplace, light wide plank engineered hardwood floors featured from the front entrance and then throughout the main floor. Not to forget, the showstopping main floor bedroom, perfect for visiting family and guests - equipped with a large closet and ensuite. A stylish staircase with designer wallpaper and plush carpet leads to the upper three bedrooms, full 5-piece bath, large walk-in laundry room, and central bonus room with sliding glass pocket doors, a tech area and Stately primary bedroom suite includes his and hers vanity sinks, a huge walk-in closet, a tiled shower with a glass door, and a gorgeous soaker tub complete this stunning spa-like ensuite. QUANTUM PERFORMANCE INCLUSIONS: 30 Solar Panels achieving Net Zero Certification, Proprietary Wall System, Triple Pane R-8 Windows with Argon Fill, Smart Home Technology Solutions, Daikin FIT Electric Air Source Heat Pump, Ultraviolet Air Purification System with Merv 15 Filter. NET ZERO BENEFITS: \$2k+ in annual energy savings, 10+ metric tonnes of greenhouse gases saved per year, 100% more energy efficiency than the minimum building code in AB requires. 100% electric powered home. Produces as much energy as you consume with the Quantum Performance Ultra E-Home! SHOW HOME VIEWING HOURS: MONDAY TO THURSDAY: 2PM TO 8PM. SATURDAY AND SUNDAY: 12 PM TO 5 PM

Built in 2023

### **Essential Information**

MLS® #	A2193224
Price	\$1,108,900
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,637
Acres	0.15
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



## Community Information

Address	60 Magnolia Green Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3X8

## Amenities

Amenities	Beach Access, Clubhouse, Gazebo, Picnic Area, Playground, Park, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Bathroom Rough-in, Quartz Counters, Smart Home, Soaking Tub, Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Range
Heating	Electric, Forced Air, Solar
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement	Full, Unfinished
----------	------------------

## Exterior

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

## Additional Information

Date Listed	February 14th, 2025
Days on Market	171
Zoning	R-G
HOA Fees	578
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.