

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

MLS® #A2194705

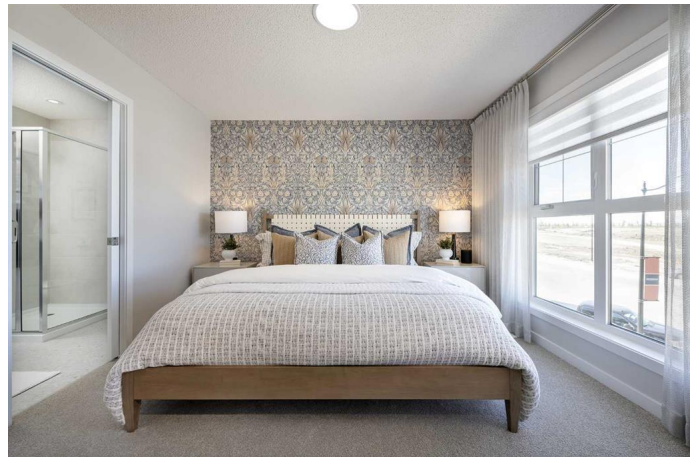
**\$724,900**

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 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.

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	152
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Jayman Realty Inc.
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