



## 285 Magnolia Way Calgary Alberta

\$659,900

**\*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...

Kitchen 11.00 Ft x 13.25 Ft  
Dining room 10.00 Ft x 8.50 Ft  
Living room 12.92 Ft x 11.00 Ft  
Other 9.08 Ft x 12.17 Ft  
2pc Bathroom 5.00 Ft x 6.08 Ft

Bedroom 9.00 Ft x 12.25 Ft  
Bedroom 9.50 Ft x 11.00 Ft  
5pc Bathroom 11.75 Ft x 6.00 Ft  
4pc Bathroom 9.83 Ft x 5.75 Ft  
Laundry room 6.00 Ft x 3.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Jayman Realty Inc.

<http://www.jayman.com/why-buy-a-jayman/realty>



See

**Mirror**

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Pantry 6.08 Ft x 3.42 Ft

Bonus Room 9.33 Ft x 12.17 Ft

Primary Bedroom 12.92 Ft x 11.00 Ft