



# 80 Magnolia Green Calgary Alberta

\$1,062,000

UNBELIEVABLE OPPORTUNITY! Purchase this incredible showhome at today's prices while taking advantage of the leaseback program for up to two years. Step into the Castella showhome--a beautifully curated space that feels like your Pinterest board brought to life! This 3-bedroom "Castella" floor plan is thoughtfully designed to be the perfect canvas for a lifetime of cherished moments. The main floor boasts stunning light-toned flooring, setting a warm and inviting atmosphere. It seamlessly contrasts with champagne gold hardware, black lighting accents, and timeless white cabinetry, creating a modern yet classic aesthetic throughout. The versatile front flex room offers the ideal spot for a home office, reading nook, or playroom, adapting to your family's needs effortlessly. At the heart of the home, the upgraded kitchen is a culinary delight. It's equipped with premium stainless steel appliances, including a built-in oven, microwave, and countertop stove. A chic chimney hood fan takes center stage, highlighted by a striking teardrop backsplash. Crisp white quartz countertops tie it all together, offering both style and functionality. The back wall is a stunning expanse of glass, flooding the space with natural light and bringing the outdoors in. Adjacent to the kitchen, the dining area features a charming shiplap accent wall and ample space for gathering. The sliding patio door provides seamless access to your outdoor deck--perfect for enjoying summer evenings. The living room centers around a striking gas fireplace with floor-to-ceiling tile surround, framed by dual windows, further enhancing the bright and airy feel. Prepare to be captivated as you move upstairs! The central bonus room, with its vaulted ceiling, creates a natural division between the primary suite and the secondary "kids wing," offering both privacy and functionality. The spacious primary bedroom...

Living room 13.08 Ft x 14.00 Ft  
 Kitchen 15.25 Ft x 10.50 Ft  
 Dining room 14.50 Ft x 10.92 Ft  
 Den 11.33 Ft x 10.00 Ft  
 Other 10.58 Ft x 6.08 Ft  
 2pc Bathroom 7.33 Ft x 3.00 Ft

Primary Bedroom 13.08 Ft x 13.58 Ft  
 5pc Bathroom 15.75 Ft x 11.00 Ft  
 Bedroom 11.50 Ft x 13.58 Ft  
 Bedroom 11.50 Ft x 10.08 Ft  
 5pc Bathroom 10.25 Ft x 11.00 Ft  
 Laundry room 7.17 Ft x 11.00 Ft

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

Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

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Bonus Room 12.58 Ft x 13.58 Ft