



## 324 Magnolia Crescent Calgary Alberta

\$782,900

Welcome to the Kalara, a home where modern design meets everyday functionality at an attainable price. Thoughtfully crafted to suit the needs of today's families, this residence blends style, convenience, and flexibility in every detail. The bright, open-concept layout seamlessly connects the kitchen, dining, and lifestyle areas, creating an inviting space perfect for entertaining or simply enjoying everyday life. With a desirable south-facing backyard, natural light floods the main living spaces, enhancing their warmth and charm. The kitchen is a standout feature, designed to be both stylish and practical. It boasts elegant pot lights, a built-in microwave, a sleek chimney hood fan, and carefully chosen finishes that balance beauty with function. Whether you're cooking, hosting, or spending time with loved ones, this space is designed to accommodate it all. A spacious walk-in pantry adds even more storage, ensuring everything has its place. On the main floor, a versatile flex space provides an ideal setting for a home office, study area, or playroom—adapting to your family's evolving needs. Upstairs, a centrally located loft offers additional flexibility, whether as a media room, reading nook, or play space for the kids. Just steps away, the upper-floor laundry room is conveniently situated near all bedrooms, simplifying daily routines. The primary suite serves as a private retreat, featuring a well-appointed ensuite with thoughtfully selected finishes to create a serene escape at the end of the day. With three additional bedrooms upstairs, this home is perfect for a growing family. Designed with future possibilities in mind, the Kalara features a 9-foot foundation, setting the stage for a future basement development. A secondary entrance adds even more potential, offering the flexibility for a guest suite, in-law space, or additional living area (subject to city...

Living room 12.92 Ft x 12.92 Ft  
Dining room 10.92 Ft x 10.00 Ft  
Kitchen 12.92 Ft x 9.67 Ft  
Other 10.00 Ft x 12.58 Ft  
2pc Bathroom 6.00 Ft x 6.00 Ft  
Primary Bedroom 13.25 Ft x 12.08 Ft

Bedroom 11.08 Ft x 9.50 Ft  
Bedroom 9.00 Ft x 10.50 Ft  
5pc Bathroom 17.83 Ft x 6.00 Ft  
4pc Bathroom 6.17 Ft x 11.08 Ft  
Loft 8.42 Ft x 8.92 Ft  
Laundry room 8.92 Ft x 6.17 Ft

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Listing Presented By:



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