



## 335 Magnolia Drive Calgary Alberta

\$714,999

Step into modern living with this brand-new 2024 build home in the desirable community of Mahogany. Every detail has been meticulously upgraded for your comfort and style. This home showcases an open-concept layout with HUGE WINDOWS and soaring 10-foot ceilings on the main floor, 9-foot ceilings in the basement and upper floor, offering an airy, spacious feel throughout. It features 3 bedrooms and 2.5 bathrooms, luxury vinyl plank flooring on the main floor and stairs, and a gourmet kitchen with quartz countertops, extensive cabinetry, and a walk-in pantry. A dedicated office space on the main floor caters to the modern work-from-home lifestyle. Among its \$40,000 in luxurious upgrades are pot lights throughout, a full-height standard kitchen wall tile behind an upgraded 30" stainless steel modern-style chimney hood fan, setting the scene for a culinary haven. All upgraded stainless steel appliances include a gas front control range, enhancing your cooking experience to gourmet levels. The addition of a Blanco 18" undermount sink adds a touch of elegance to functionality. Also, enjoy the convenience of A whirlpool front-load steam laundry set, and the property's water system is upgraded with a Waterboss high-efficiency water softener/conditioner, which ensures better tasting water, softer skin, and brighter fabrics. Upstairs, you'll discover a spacious primary bedroom featuring a walk-in closet and a dual sink vanity. Adjacent to it, there are two well-sized bedrooms and an additional full bathroom, providing ample space for family or guests. Also on this floor is a bonus room, equipped with pre-installed media wiring for a wall-mounted TV, ensuring the home is set for modern entertainment needs. The basement's well-thought-out layout has great potential for a separate suite with its own entry and offers flexibility for rental income or multi-generational living. Enj...

Living room 13.58 Ft x 9.75 Ft

Kitchen 12.00 Ft x 14.00 Ft

Office 11.00 Ft x 9.42 Ft

Dining room 14.67 Ft x 10.58 Ft

2pc Bathroom 5.00 Ft x 5.58 Ft

4pc Bathroom 4.92 Ft x 7.67 Ft

4pc Bathroom 6.17 Ft x 7.67 Ft

Bedroom 9.33 Ft x 12.42 Ft

Bedroom 9.33 Ft x 12.42 Ft

Primary Bedroom 12.17 Ft x 14.00 Ft

Listing Presented By:



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