



74 Magnolia Street Calgary Alberta

\$724,900

****BRAND NEW HOME ALERT**** Great news for eligible First-Time Home Buyers - 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...

Den 9.25 Ft x 8.75 Ft

Living room 14.83 Ft x 10.83 Ft

Dining room 12.67 Ft x 8.75 Ft

Pantry 6.33 Ft x 4.83 Ft

Kitchen 12.67 Ft x 9.00 Ft

Other 9.33 Ft x 6.00 Ft

Primary Bedroom 12.92 Ft x 11.42 Ft

Bedroom 9.33 Ft x 11.50 Ft

Bedroom 9.17 Ft x 10.17 Ft

4pc Bathroom 10.00 Ft x 5.25 Ft
a

Listing Presented By:



Originally Listed by:
Jayman Realty Inc.

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



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

2pc Bathroom 5.67 Ft x 4.58 Ft

4pc Bathroom 10.00 Ft x 6.83 Ft

Bonus Room 13.08 Ft x 9.00 Ft

Laundry room 5.58 Ft x 6.00 Ft