



118 Magnolia Square Calgary Alberta

\$729,900

SHOWS 10/10 TOTAL of 6 AMAZING BEDROOMS + 4 FULL BATH + NO CARPETS and has SEPARATE SIDE ENTRANCE going to the PROFESSIONALLY FINISHED BASEMENT DONE ALSO BY THE BUILDER. Absolutely BEAUTIFUL AND FULLY FENCED 2 storey home with a UNIQUE Floor plan built by EXCEL HOMES ! A VERY RARE OPPORTUNITY to own this GORGEOUS INVESTMENT PROPERTY (FEELS LIKE YOU ARE IN A CORNER LOT WITH TONS OF UPGRADES!!!) OFFERS ALMOST 2519 SQ FT in developed living space. OTHER FEATURES INCLUDE: BONUS ROOM upstairs + ENORMOUS WALK IN CLOSET AT THE MASTERS BEDROOM + HUGE WINDOWS providing tons of natural light + 9 FT. CEILING ON MAIN FLOOR AND BASEMENT +LUXURY VINYL PLANK ALL THROUGHOUT (NO CARPETS which makes this home easy to maintain) 2 WASHER + 2 DRYER + 2 REFRIGERATOR +2 DISHWASHER+UPGRADED STAINLESS STEEL KITCHEN APPLIANCES +QUARTZ KITCHEN COUNTER TOP including counters inside the washrooms. DECK IS DONE for you to enjoy during summer. AMENITIES IN MINUTES: WALKING DISTANCE to bus stop, CLOSE TO schools, parks, SOBEYS, TIM HORTONS, BANKS AND RESTAURANTS .FEW MINUTES DRIVE TO STONEY TRAIL AND DEERFOOT .BOOK FOR YOUR PRIVATE SHOWING NOW !!! (id:6769)

- Other 1.96 M x 2.57 M
- Primary Bedroom 4.27 M x 3.71 M
- 3pc Bathroom 2.64 M x 2.26 M
- 4pc Bathroom 1.50 M x 2.59 M
- Bonus Room 3.07 M x 2.90 M
- Bedroom 3.61 M x 2.84 M
- Bedroom 2.82 M x 3.63 M
- Laundry room 1.93 M x 1.52 M
- Bedroom 3.00 M x 3.68 M
- 4pc Bathroom 1.50 M x 2.46 M

- Other .66 M x 3.96 M
- Living room 4.78 M x 3.48 M
- Other 1.73 M x 1.75 M
- Bedroom 3.25 M x 3.12 M
- Other 2.34 M x 3.43 M
- Other .99 M x 1.70 M
- Other 1.63 M x 1.96 M
- Bedroom 3.68 M x 3.33 M
- 3pc Bathroom 2.36 M x 1.50 M

Listing Presented By:



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CIR Realty

<http://peterpasion.ca/>

RE/MAX Realty Professionals

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