



# 16 Magnolia Mount Calgary Alberta

\$739,900

Fabulous park facing and highly sought after FULLY FINISHED CERTIFIED JAYMAN BUILT HOME "SONATA" now available facing the Mahogany Royal Blue Park! Boasting over 2300+square feet of stunning developed living space, you will be sure to be impressed! Immediately upon entering this beautiful home you are greeted with almost a 12ft soaring ceiling that frames in a stunning floor to ceiling feature fireplace. A 50" linear electric fireplace with Ebony Reflective feature complimented with horizontal stacked tile adds an elevated ambiance to the great room, all overlooking the park through the over sized feature window. El Dorado luxury vinyl plank flooring seamlessly transitions you from the lower great room up to the expansive dining room framed in with upgraded iron spindles with feature Taylor Bar. The beautiful kitchen invites you in to fall in love with two tone cabinets featuring stunning Starless on the lowers and Cloudburst on the uppers. Angled crown molding and flush valance nicely trim the tops, along with under cabinet lighting. Blanco Silgranite Cinder undermount sink with Moen Matte Black faucet. Sleek stainless steel appliance package including a Whirlpool gas range, French door refrigerator with exterior water and ice and dishwasher to match. Enjoy the built-in Panasonic microwave with trim kit and finish the upgraded package with a Whirlpool 30" stainless steel Chimney Hood fan. Nova Grey quartz counter tops can be discovered through out the home as well as a designer hardware and light package. Explore the upper level to find three great sized bedrooms with the Primary Suite featuring a spacious walk-in closet and an oasis 5 pc en suite including dual vanities, a Hytek Donbrook drop in soaker tub, huge walk-in shower with 10mm door and matte black trim and an enclosed water closet for privacy. A full main bath and convenient 2nd floor laundry complete t...

Family room 14.17 Ft x 13.08 Ft  
 Bedroom 11.67 Ft x 11.08 Ft  
 Other 5.08 Ft x 4.58 Ft  
 Other 4.67 Ft x 4.25 Ft  
 4pc Bathroom 9.67 Ft x 5.58 Ft  
 Furnace 9.25 Ft x 9.00 Ft

2pc Bathroom 4.92 Ft x 4.67 Ft  
 Other 6.50 Ft x 3.50 Ft  
 Primary Bedroom 12.42 Ft x 12.42 Ft  
 Other 5.67 Ft x 4.83 Ft  
 5pc Bathroom 18.50 Ft x 6.08 Ft  
 Bedroom 10.92 Ft x 9.17 Ft

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

Listing Presented By:



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Jayman Realty Inc.

**RE/MAX Realty Professionals**

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Living room 17.42 Ft x 12.92 Ft

Kitchen 14.92 Ft x 10.33 Ft

Dining room 13.33 Ft x 10.08 Ft

Foyer 5.92 Ft x 5.58 Ft

Bedroom 13.25 Ft x 9.33 Ft

Laundry room 6.00 Ft x 3.25 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft