



329 Magnolia Heath Calgary Alberta

\$988,000

This stunning, upgraded Certified Built Green home blends modern comfort with exceptional energy efficiency. With six solar panels, a high efficiency furnace, tankless hot water, & triple pane windows, it's designed to keep utility costs low while maximizing year round comfort along with dual central a/c. With over 3600SqFt of thoughtfully designed total finished living space, this functional layout has perfect spaces on every level. The exterior even shines with Gem Lights & impressive curb appeal. Step inside to a spacious foyer with huge step in closet that sets the tone for the rest of the home, where natural light flows front-to-back. A versatile flex room sits just off the entry -- perfect as a home office or quiet retreat. The open concept family room, kitchen, & dining area are bright & inviting, all filled with natural light streaming through oversized windows. The kitchen is a true showpiece, featuring light grey, ceiling height cabinetry, under cabinet color changing lighting, & elegant quartz countertops. A large island anchors the space, while the full gas range, upgraded refrigerator, built in microwave, & dishwasher make this a chef's dream kitchen. A stylish butler's pantry with quartz counters & beverage fridge leads to a walk in pantry & a convenient mudroom with direct access to the finished garage with loads of built in storage racks. The dining and living area offers upgraded windows & patio doors, & the back of the home offers a stunning full width composite deck with incredible double-awning system -- perfect for outdoor living. The family room's electric fireplace, framed with beautiful tile, adds warmth & charm. Upstairs, a generous central bonus room provides additional living space. The spacious primary suite is thoughtfully designed with a walkthrough to the laundry room. The luxurious spa ensuite features dual sinks, a separate vanity, a...

5pc Bathroom Measurements not available

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Recreational, Games room 23.67 Ft x 14.50 Ft

Other 11.25 Ft x 15.67 Ft

Bedroom 14.08 Ft x 10.50 Ft

4pc Bathroom Measurements not available

Office 8.67 Ft x 11.17 Ft

Foyer 10.00 Ft x 9.42 Ft

Other 5.58 Ft x 9.58 Ft

Other 26.00 Ft x 12.00 Ft

2pc Bathroom Measurements not available

Bonus Room 15.08 Ft x 13.25 Ft

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Listing Presented By:



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Kitchen	18.50 Ft x 10.75 Ft	Laundry room	8.00 Ft x 6.00 Ft
Dining room	11.00 Ft x 15.00 Ft	Other	5.83 Ft x 4.42 Ft
Pantry	9.33 Ft x 3.92 Ft	Primary Bedroom	11.50 Ft x 17.00 Ft
Living room	14.00 Ft x 15.00 Ft		