

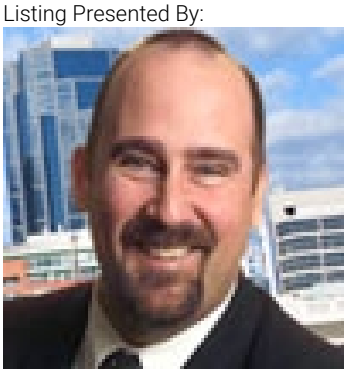
346 Magnolia Way Calgary Alberta

$775,000

QUALIFIED FIRST TIME BUYERS WILL BE ELIGIBLE FOR THE FIRST TIME BUYERS GST REBATE! This is the perfect opportunity for the discriminating buyer to CUSTOMIZE your new home with your own DESIGN CHOICES. This home is not yet built, so there is plenty of time to choose your own options & upgrades. Possession will be 5-8 months from the time you firm up an offer and this beautiful home will sit on an awesome lot with a SOUTH BACKYARD. Presenting the OXFORD by Excel Homes. 5 BEDROOMS ABOVE GRADE | 2,550 SQ. FT. | MAIN FLOOR BEDROOM OR FLEX ROOM | BONUS ROOM | BUILT GREEN CERTIFIED Welcome to a stunning new home that perfectly blends modern design with exceptional family functionality. Offering an impressive 2,550 square feet of thoughtfully designed living space, this contemporary floor plan features an expansive open-concept layout that's ideal for both everyday living and entertaining. With 5 bedrooms above grade, this home easily accommodates growing families, including a versatile main floor bedroom that can also be customized as a private flex room or home office--the choice is yours. The heart of the home is the oversized kitchen overlooking the spacious great room, creating the perfect gathering space for family dinners, celebrations, and entertaining guests. Upstairs, you'll discover four generously sized bedrooms, including a luxurious primary retreat complete with a spa-inspired 5-piece ensuite and an oversized walk-in closet. A centrally located bonus room & additional flex room, provides additional living space that's perfect for movie nights, a children's playroom, or a dedicated home office, while the convenient upper-floor laundry room and full 4-piece family bathroom complete the upper level. Built by award-winning Excel Homes, with over 15,000 homes proudly constructed, this BUILT GREEN(R) certified home delivers outstanding quality, exceptional craftsm...

Kitchen 14.50 M x 9.20 M
Other 10.60 M x 9.50 M
Great room 14.00 M x 12.60 M
Bedroom 8.11 M x 8.80 M
2pc Bathroom 4.90 M x 6.90 M
Bedroom 13.10 M x 8.80 M
Bedroom 10.90 M x 10.00 M
Bonus Room 13.00 M x 11.00 M
Other 9.20 M x 8.40 M
Laundry room 6.90 M x 9.80 M

Listing Presented By:



Originally Listed by:
CIR Realty

http://www.jangraham.ca/

RE/MAX Realty Professionals

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Primary Bedroom 15.80 M x 11.10 M

Bedroom 13.40 M x 8.10 M

4pc Bathroom 9.80 M x 8.50 M

5pc Bathroom 12.10 M x 1.70 M