



# 355 Magnolia Drive Calgary Alberta

\$624,900

Why build and wait when you can move in now! Welcome to the Jayman Master built Brooklyn 20 model. Exceptional price & value in this 2 Storey detached home right in the heart of sought after community of Mahogany. With almost 1500 sq ft(RMS) of living space, this 3 BEDROOM 2.5 bathroom home is located on a quiet street close to the 'yellow and green playground'. Incredible main floor features an open concept kitchen/living room/dining area with large front window and main entrance. Tons of natural light. Bright & functional kitchen features stainless steel appliance package, generous quartz counter space, plenty of modern cabinetry, spacious center island, and a pantry. Upstairs, enjoy a spacious primary bedroom with walk in closet and a private 4-piece ensuite bath. Right outside the bedroom is the upper-level laundry. Down the hall to the second and third good sized bedroom and full 4-piece bathroom. All upper bathrooms feature quartz counters as well. The basement is left to your creation but does feature a separate entrance and plumbing rough in making suiting it that much easier. Jayman includes solar panels and smart home features and this home has an on demand hot water tank and this home does feature a SEPARATE SIDE ENTRANCE.

Upgrades: - added basement plumbing rough-in, quartz counter tops throughout, under mount sinks throughout, upgraded toilets, upgraded ceiling texture from popcorn to knockdown, changed heat register color to better match flooring, added a light to the great room, Installed SOD. Convenient Mahogany Lake Location - short distance to the Clubhouse, lake, ponds, Ice rink, parks, pathways, schools (x2), shopping, soccer, bike paths, South Pointe Hospital, transit, and easy access to major roadways. Mahogany Lake - an outstanding lifestyle community. 355 Magnolia Drive SE (id:6769)

Primary Bedroom 13.42 Ft x 11.75 Ft  
 Bedroom 9.33 Ft x 10.33 Ft  
 Bedroom 9.25 Ft x 10.58 Ft  
 4pc Bathroom 9.75 Ft x 5.17 Ft  
 4pc Bathroom 8.67 Ft x 4.92 Ft

Dining room 18.92 Ft x 10.67 Ft  
 Living room 18.92 Ft x 11.75 Ft  
 Kitchen 11.67 Ft x 13.00 Ft  
 Other 6.92 Ft x 7.17 Ft  
 2pc Bathroom 5.08 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<http://www.petersellscalgary.com/>

**RE/MAX Realty Professionals**

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