



## 52 Magnolia Green Calgary Alberta

\$849,900

Introducing the Stanley--a stunning BRAND-NEW home built by Excel Homes, an award-winning builder with over 35 years of experience, more than 15,000 homes constructed, and 75 industry and design awards. Excel continues to deliver exceptional quality, innovation, and long-lasting peace of mind. Perfectly positioned on a quiet circle and directly facing a tranquil green space/park, this beautifully upgraded home features a FULLY DEVELOPED BASEMENT WITH A LEGAL SUITE. Offering 2068 sq ft of thoughtfully designed living space, the Stanley delivers an open, family-friendly layout with impressive finishes throughout. The main level features 9' ceilings, luxury vinyl plank flooring, and a welcoming flow from the spacious foyer into the main living area. The large L-shaped kitchen includes an island overlooking the dining nook, crisp white cabinetry, pot/pan drawers, striking stone countertops, and stainless steel appliances including a gas range, chimney hoodfan, and built-in microwave + oven. The family-sized dining nook sits beside the bright great room--an ideal setup for entertaining and family gatherings--with patio doors leading to your backyard. Upstairs offers three generous bedrooms centered around a dramatic bonus room with vaulted ceilings, perfectly positioned to provide privacy for the spacious primary suite. The elegant ensuite features dual sinks, abundant storage, a soaker tub, and a separate shower. A full 4-piece family bath and a conveniently located laundry room complete this level, with all bathrooms finished in stone counters for a cohesive, upscale feel. The fully developed basement suite features its own private entrance, a good-sized bedroom, a bright open family room, a full kitchen, and a 4-piece bath. The home includes separate utilities for the upper floor and the suite--ideal for multigenerational living or future rental income. This BUILT G...

Family room 19.25 Ft x 14.25 Ft

Primary Bedroom 17.92 Ft x 13.50 Ft

Other 13.17 Ft x 4.83 Ft

5pc Bathroom 13.83 Ft x 9.67 Ft

Bedroom 13.42 Ft x 11.08 Ft

Bedroom 13.33 Ft x 11.58 Ft

Living room 12.92 Ft x 14.25 Ft

Bedroom 13.58 Ft x 9.33 Ft

4pc Bathroom 8.25 Ft x 5.17 Ft

Furnace 16.92 Ft x 13.08 Ft

Living room 14.00 Ft x 14.00 Ft

Kitchen 17.42 Ft x 9.08 Ft

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Listing Presented By:



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CIR Realty

<http://www.jangraham.ca/>

### RE/MAX Realty Professionals

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4pc Bathroom 8.75 Ft x 4.92 Ft  
Laundry room 7.08 Ft x 5.58 Ft  
Other 12.92 Ft x 8.58 Ft

Dining room 14.00 Ft x 9.08 Ft  
2pc Bathroom 4.92 Ft x 4.75 Ft  
Foyer 6.17 Ft x 4.67 Ft