



# 74 Magnolia Street Calgary Alberta

\$664,900

\* SOLAR ENERGIZED HYBRID PERFORMANCE HOME \* VERIFIED Jayman BUILT Show Home! \*\*  
 PROFESSIONALLY DECORATED with all of the bells and whistles. Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "AVID 20" SHOW HOME located in the highly sought-after lake community of Mahogany. A lovely neighbourhood with great amenities welcomes you into over 1800 sq ft of above-grade living space featuring stunning craftsmanship and thoughtful design. Offering a unique open floor plan, boasting a stunning GOURMET kitchen with a beautiful centre island, flush eating bar & sleek stainless steel Whirlpool appliances, including a French door refrigerator with ice maker and internal water, an electric range, and a microwave hood fan. Stunning, elegant Polaire QUARTZ countertops in the kitchen, a spacious walk-in pantry, soft-close slab cabinets, and a stainless steel undermount sink complement the space. Enjoy the generous dining area that overlooks the spacious Great Room with the stunning Arts & Crafts elevation out front, along with an additional FLEX SPACE located at the front of the home - Could be a fourth bedroom or a bright office/den and HALF BATH situated on the main level for additional family members or visiting guests that prefer no stairs. You will discover the 2nd level boasts 3 sizeable bedrooms, with the Primary Bedroom including a gorgeous 4 pc private en suite with a shower, double vanities, and a generous walk-in closet, along with 2nd-floor laundry for ease of convenience. In addition, enjoy a well-located Bonus Room that separates the two additional bedrooms and the Primary Suite for added privacy. The lower level has 3 pc rough-ins for future bath development, and the backyard has space for you to build a double detached garage at your leisure. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifeti...

- Den 9.25 Ft x 8.75 Ft
- Living room 14.83 Ft x 10.83 Ft
- Dining room 12.67 Ft x 8.75 Ft
- Kitchen 12.67 Ft x 9.00 Ft
- Pantry 6.33 Ft x 4.83 Ft
- 2pc Bathroom 5.67 Ft x 4.58 Ft

- Other 9.33 Ft x 6.00 Ft
- Primary Bedroom 12.92 Ft x 11.42 Ft
- Bedroom 9.33 Ft x 11.50 Ft
- Bedroom 9.17 Ft x 10.17 Ft
- 4pc Bathroom 10.00 Ft x 5.25 Ft
- 4pc Bathroom 10.00 Ft x 6.83 Ft

Listing Presented By:



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Jayman Realty Inc.

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**RE/MAX Realty Professionals**

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Bonus Room 13.08 Ft x 9.00 Ft

Laundry room 5.58 Ft x 6.00 Ft