

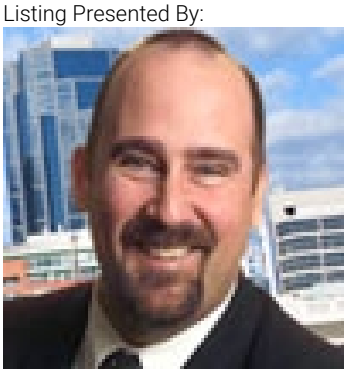
86 Magnolia Street Calgary Alberta

$728,900

OPEN HOUSE SATURDAY OCT 24th 2PM - 4PM.....QUALIFIED FIRST TIME BUYERS WILL BE ELIGIBLE FOR THE GST REBATE! THE SHOW HOME IS FOR SALE!!! Welcome to Your Dream Home in Calgary's most sought-after lake community sought-after- Where Luxury Meets Practical Living! Step into this masterpiece built by EXCEL HOMES - the upgraded Berkley model offering 1866 SF of contemporary design, exceptional functionality AND a 2-bedroom LEGAL BASEMENT SUITE W/PRIVATE ENTRY. This home is FULLY AIR CONDITIONED, FULLY LANDSCAPED front and back (incl a rear deck) and ITS PROFESSIONALLY & BEAUTIFULLY DECORATED. FIBRE CEMENT SIDING protects your investment. Nestled in Calgary's vibrant LAKE COMMUNITY, you'll enjoy quick access off Stoney Trail or Deerfoot Trail. From the moment you walk in, this home will impress with its thoughtful layout and premium finishes. The open-concept floor plan seamlessly connects the living room, dining area, and showstopper kitchen - the true heart of the home. Cook like a pro in your chef-inspired kitchen with upgraded stainless steel appliances including built-in microwave & oven, chimney-style hood fan, and an abundance of cabinets and deep pot drawers...and a massive waterfall island w/even more storage! A huge walk-in pantry is a chef's delight. Under cabinet, pendant & pot lighting as well as the large windows, make this a bright & airy home. The living room boasts feature wall fireplace & ship lap walls. You'll also find a versatile flex room at the back of the house - perfect for home office, playroom or guest bedroom. Metal railings lead you upstairs to the second level, which offers three spacious bedrooms, including a stunning primary suite with a walk-in closet and dual sink ensuite. A vaulted bonus room with pot lighting adds an elevated family retreat, and the convenient upper-level laundry room makes day-to-day living easier. Thinking about ...

Family room 13.42 Ft x 11.08 Ft
Primary Bedroom 13.08 Ft x 12.25 Ft
Other 9.42 Ft x 4.75 Ft
4pc Bathroom 10.50 Ft x 5.50 Ft
Bedroom 13.92 Ft x 9.42 Ft
Bedroom 11.67 Ft x 9.33 Ft
Bedroom 12.83 Ft x 9.75 Ft
4pc Bathroom 7.92 Ft x 4.92 Ft
Laundry room 6.67 Ft x 5.42 Ft
Furnace 13.67 Ft x 7.58 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

http://www.jangraham.ca/

RE/MAX Realty Professionals

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Bedroom 10.50 Ft x 9.50 Ft

4pc Bathroom 9.42 Ft x 4.83 Ft

Laundry room 8.17 Ft x 5.17 Ft

Eat in kitchen 16.00 Ft x 8.50 Ft

Living room 16.75 Ft x 11.17 Ft

Living room 17.58 Ft x 14.08 Ft

Kitchen 17.00 Ft x 14.92 Ft

Dining room 10.75 Ft x 9.50 Ft

Other 13.67 Ft x 6.42 Ft