\$1,108,900 - 60 Magnolia Green Se, Calgary

MLS® #A2193224

\$1,108,900

4 Bedroom, 3.00 Bathroom, 2,637 sqft Residential on 0.15 Acres

Mahogany, Calgary, Alberta

BRAND NEW HOME ALERT Great news for eligible First-Time Home Buyers â€" NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTOR®. **QUANTUM PERFORMANCE ULTRA E-HOME**SHOW HOME ALERT!**VERIFIED Jayman BUILT Show Home! ** PROFESSIONALLY DECORATED**. - Award Winning Charlotte 26 Model ** Family Approved ** Extensive upgrades and superior quality, with over 2600+ square feet of developed luxurious living. Enjoy this convenient Mahogany Lake Location - The Clubhouse, lake, ponds, Ice rink, parks, pathways, schools, shopping, soccer, bike paths, South Pointe Hospital, transit, and the major south expresswaysâ€"community lifestyle living that makes Mahogany Lake an outstanding safe and secure community. Rich curb appeal with architectural features - This is a must-see home! The chef's kitchen includes elegant quartz countertops throughout, Summit and Alabaster cabinets with stylish horizontal hardware, a black silgranite sink, soft close drawers, under-cabinet lighting and a modern square front shroud. High-end Whirlpool stainless steel fridge/dishwasher/slide in range and Built-in Panasonic microwave - recessed lighting, oversized central island with a flush





eating bar, and spacious walk-in pantry. The main floor layout also includes a family room with a ceiling-high feature wall electric fireplace, light wide plank engineered hardwood floors featured from the front entrance and then throughout the main floor. Not to forget, the showstopping main floor bedroom, perfect for visiting family and guests - equipped with a large closet and ensuite. A stylish staircase with designer wallpaper and plush carpet leads to the upper three bedrooms, full 5-piece bath, large walk-in laundry room, and central bonus room with sliding glass pocket doors, a tech area and Stately primary bedroom suite includes his and hers vanity sinks, a huge walk-in closet, a tiled shower with a glass door, and a gorgeous soaker tub complete this stunning spa-like ensuite. QUANTUM PERFORMANCE INCLUSIONS: 30 Solar Panels achieving Net Zero Certification, Proprietary Wall System, Triple Pane R-8 Windows with Argon Fill, Smart Home Technology Solutions, Daikin FIT Electric Air Source Heat Pump, Ultraviolet Air Purification System with Merv 15 Filter. NET ZERO BENEFITS: \$2k+ in annual energy savings, 10+ metric tonnes of greenhouse gases saved per year, 100% more energy efficiency than the minimum building code in AB requires. 100% electric powered home. Produces as much energy as you consume with the Quantum Performance Ultra E-Home! SHOW HOME VIEWING HOURS: MONDAY TO THURSDAY: 2PM TO 8PM, SATURDAY AND SUNDAY: 12 PM TO 5 PM

Built in 2023

Essential Information

MLS® # A2193224 Price \$1,108,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,637

Acres 0.15

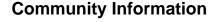
Year Built 2023

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active



Address 60 Magnolia Green Se

Subdivision Mahogany

City Calgary

County Calgary

Province Alberta

Postal Code T3M3X8

Amenities

Amenities Beach Access, Clubhouse, Gazebo, Picnic Area, Playground, Park,

Racquet Courts, Recreation Facilities

Parking Spaces 4

Parking Double Garage Attached, Driveway, Front Drive, Garage Door Opener

of Garages 2

Interior

Interior Features Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer,

Window Coverings

Heating Electric, Forced Air, Solar

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished



Exterior

Exterior Features None

Lot Description Back Lane

Roof Asphalt

Construction Cement Fiber Board, Stucco

Foundation Poured Concrete

Additional Information

Date Listed February 14th, 2025

Days on Market 151

Zoning R-G

HOA Fees 578

HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.