

# \$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

**\*\*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 chefâ€™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   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 60 Magnolia Green Se |
| Subdivision | Mahogany             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M3X8               |



### Amenities

|                |   |
|----------------|---|
| Amenities      | Clubhouse, Park, Playground, Beach Access, Gazebo, Picnic Area, Racquet Courts, Recreation Facilities |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Front Drive                                     |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s), Bathroom Rough-in, Soaking Tub |
| 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 | 63                  |
| Zoning         | R-G                 |
| HOA Fees       | 578                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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