

76 Magnolia Bay SE  
Calgary, Alberta

MLS # A2201525



**\$899,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,266 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot		

**Heating:** Electric, Forced Air, Heat Pump, Natural Gas, Solar

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Cement Fiber Board, Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Tankless Hot Water, Vinyl Windows, Wired for Data, Wired for Sound

**Inclusions:** \$1,200 Landscaping certificate.

10 Reasons You'll Love This Home. 1. Over \$150,000 in Upgrades & Thoughtfully selected, high-end finishes and enhancements make this home a standout choice for demanding buyers. Every detail has been carefully considered, offering the perfect blend of modern convenience, style, and comfort. 2. Better Than New & Less than a year old and already featuring significant improvements, this home offers the benefits of new construction without the wait or hassle. 3. Unbeatable Location & Situated in one of Calgary's premier lake communities, this home backs onto an open view with a sun-soaked south-facing backyard. 4. Rare Pie-Shaped Lot & Enjoy a larger, more functional yard with enhanced privacy and windows on both sides& something you won't often find in newer homes. \$1,200 Landscaping certificate is included with the purchase. 5. Bright & Airy Living Space & The open-concept design is complemented by south-facing windows, flooding the home with natural light throughout the day. 6. A Chef's Dream Kitchen & Fully upgraded with a premium induction cooktop, double built-in oven, high-end fridge and dishwasher, under-cabinet lighting, and a reverse osmosis filtration system for both the kitchen faucet and fridge. The oversized granite waterfall island is the perfect statement piece for entertaining. 7. Smart & Stylish Window Coverings & Motorized blinds throughout the home provide effortless light control and privacy at the touch of a button. 8. Year-Round Comfort & A high-efficiency heat pump ensures convenient heating and cooling, plus an addition of a gas as a second heat source for those extra chilly winter nights. 9. EV-Ready Garage & An upgraded 50-amp electric car charger is already installed& ideal for current or future EV owners.

10. Many more upgrades to mention and must be seen to appreciate, including 9 foot ceilings on both main and the second floor with 8 foot enlarged doors all throughout the home, heated floors, solar panels, 3 zones climate control, video security system with local storage, water softener, upgraded bathrooms with floating vanities and ambient lighting and many, many, many more&hellip;.