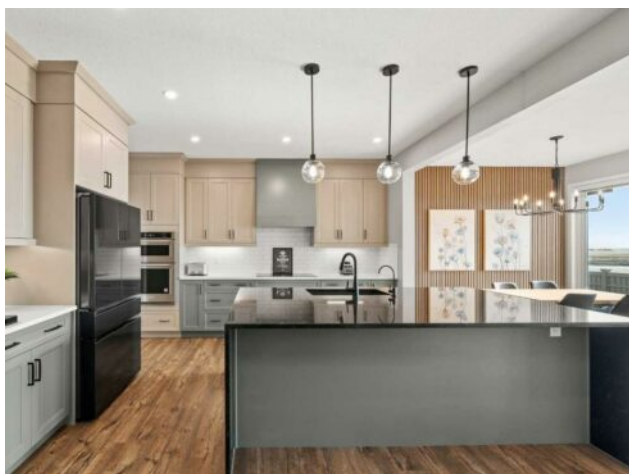


76 Magnolia Bay SE
Calgary, Alberta

MLS # A2213513



\$819,900

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

OPEN HOUSE - Saturday (April 26) from 1pm till 3pm! 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, Alberta New Home Warranty and many, many, many more….