

# \$848,800 - 53 Magnolia Crescent Se, Calgary

MLS® #A2212904

**\$848,800**

4 Bedroom, 3.00 Bathroom, 2,329 sqft

Residential on 0.11 Acres

Mahogany, Calgary, Alberta

**\*\* Quick Possession - Move in ready \*\***

Custom Jayman BUILT 4 Bedroom Home -  
Award Winning Karma 24 Model \*\* Family  
Approved \*\* Corner + traditional homesite \*\*

Extensive upgrades and superior quality, with  
over 2330+ square feet of luxurious

Air-Conditioned living space. You will be  
impressed with the privacy of an oversized  
homesite with a private west-facing backyard  
with a bespoke 10' x 10' upper deck and lower  
16' x 14' concrete patio with walkway to the  
front yard. Enjoy this convenient Mahogany  
Location - Steps away from the ponds, Ice  
rink, parks, pathways, schools, shopping,  
soccer, bike paths, transit, Lake, clubhouse,  
88 street, and expressways. Rich curb appeal  
with architectural features - dramatic roof lines,  
attached garage with smart board trim,  
detailed door & full-sized concrete driveway,  
covered entry, hardie board exterior, and  
columns complete this spectacular elevation.

There are extensive upgrades throughout, and  
the details are superb. This is a must-see  
home! Chef's kitchen includes quartz  
counter tops, custom light & dark wood style  
cabinets/doors, extension trims, Whirlpool  
stainless steel

fridge/dishwasher/microwave/wall oven,  
smooth cooktop electric stove, recessed  
lighting, oversized central island, island with a  
flush eating bar & black granite under mount  
sink, walk-in 6' x 5' butlers pantry with storage  
& a large central breakfast nook. The main  
floor layout includes an office/den, a family



## 53 MAGNOLIA CRESCENT SE

RE/MAX MEASUREMENT STANDARD - CALGARY AB

MAIN LEVEL (AG) - 1006.28 Sq Ft / 93.48 m<sup>2</sup>

UPPER LEVEL (AG) - 1323.03 Sq Ft / 122.91 m<sup>2</sup>

TOTAL ABOVE GRADE RMS SIZE - 2329.31 Sq Ft / 216.39 m<sup>2</sup>



room with an electric fireplace, a family-sized open foyer with a side window, and rich wide plank LVP floors featured from the front entrance and throughout the main floor. The large mud room offers more storage and easy access to the garage. Upstairs leads to the upper four bedrooms, a bonus room, and a laundry room. The primary bedroom suite includes his and hers vanity sinks, massive walk-in closets, an easy connection to the upper laundry room, an oversized shower w/ glass door, and a gorgeous soaker tub to complete this stunning spa-like en-suite. **BONUS:** The unfinished basement features room for all your plans. Plus, smart home technology, 10 solar panels, Navien tankless hot water heater, 9' main floor & high basement ceilings, generously sized bedrooms with large windows, electric car plug rough-in, future radon basement piping rough-in, plumbing/lighting, and electrical fixtures upgraded! Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212904    |
| Price          | \$848,800   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,329       |
| Acres          | 0.11        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 53 Magnolia Crescent Se |
| Subdivision | Mahogany                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3M8                 |



## Amenities

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Amenities      | Dog Park                                                                                                       |
| Parking Spaces | 4                                                                                                              |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Oversized, Side By Side |
| # of Garages   | 2                                                                                                              |

## Interior

|                   |                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Smart Home, Tankless Hot Water |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                                                            |
| Heating           | Forced Air, Natural Gas, Central                                                                                                                                                                                                                      |
| Cooling           | None                                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                     |
| Fireplaces        | Electric, Family Room                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                                                                                                      |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Yard, Rain Gutters                          |
| Lot Description   | Corner Lot, Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Stone, Vinyl Siding, Wood Frame                                             |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 18               |
| Zoning         | R-G              |
| HOA Fees       | 595              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

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

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