

# \$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! Donâ€™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	21
Zoning	R-G
HOA Fees	595
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.