



\$ 765,000.00

41 MAGNOLIA TERRACE SE CALGARY

<https://paulbrinton.com>

Unbelievable Opportunity to purchase this incredible home in today's market & take over the leaseback program already in place to turn this into a great investment!! This beautiful 5-bedroom show home in Mahogany is one of Excel's newest models and sports the latest in modern interior selections. Highlighted by it's...

- 5 beds
- 4 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1163075

Type: Detached

Bedrooms: 5

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-23 22:10:33

Bathrooms: 4

Bedrooms Above Grade: 4

Date added: 11/23/21

Two Piece Bath: 1

Lot size: 4036 sq ft

Year built: 2019

Parking: Double Garage Attached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Association Amenities: Recreation Facilities

Community Features:

Clubhouse, Fishing, Lake, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Tennis Court(s), Shopping Nearby

Fencing: Partial

Cooling: Central Air

Interior Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vaulted Ceiling(s)

Total Parking: 4

Flooring: Carpet, Ceramic Tile, Hardwood

Fireplace Features: Gas, Living Room, Tile

Exterior Features: None

District: CAL Zone SE

Inclusions: N/A

Lot Features: Back Lane, Back Yard, Landscaped, Rectangular Lot



Roof Type: Asphalt Shingle

Heating Type: Forced Air

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Upper Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 9

Suite: No

Frontage Metres: 9.98M 32`9"

Living Area SF: 2356.00

Structure Type: House

Restrictions: None Known

Levels: Two

Zoning: R-1N

List Price Square Foot: \$ 324.70

Photo Count: 50

Construction Materials: Composite Siding,Stone,Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Subdivision Name: Mahogany

Lot Size Acres: 0.09

