

\$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/MESUREMENT STANDARD - CALGARY AB
MAIN LEVEL (AG) - 1006.28 Sq Ft / 93.48 m²
UPPER LEVEL (AG) - 1323.03 Sq Ft / 122.91 m²
TOTAL ABOVE GRADE RMS SIZE - 2329.31 Sq Ft / 216.39 m²



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, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating Central, Forced Air, Natural Gas
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	4
Zoning	R-G
HOA Fees	595
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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