

# \$880,000 - 369 Magnolia Way Se, Calgary

MLS® #A2181687

**\$880,000**

4 Bedroom, 4.00 Bathroom, 2,201 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Stunning brand new home built by the award-winning Hopewell, offers modern living at its finest in Calgary's coveted lake community of Mahogany. This exceptional 2200 square foot, 4-bedroom, 3.5-bathroom home features a beautifully designed open concept main floor with high ceilings, luxury vinyl plank flooring and upgraded lighting package. It has a spacious kitchen with an extra large island with breakfast bar, stainless steel appliances, quartz countertops, custom cabinetry and a tiled backsplash. There is a large office space that doubles as a den or guest area and an extra large mud room that also makes a great storage room. The main floor features upgraded french sliding patio doors and large windows that flood the main living area with light and is a perfect setup for a walk out patio into a large backyard to enjoy outdoor living and BBQ season. The top floor has a large master bedroom with a coffered ceiling, huge walk in closet with direct access to the laundry room, large windows and a 5 piece ensuite. The top floor also has two large bedrooms, a four piece bathroom and huge bonus room. Stepping into the finished basement, you will find a large family room, nook, flex room, a full bedroom and four piece bathroom. The double garage is also prewired with a 220V connection for a future EV charger. The garage was upgraded and extended two extra feet. The ledger board for the rear patio or deck was run across the entire length of the house for a future



customizable full length deck. The home has been prewired in the front and rear for future security cameras and the front door will be stained by the builder in a beautiful wood stain! The community features shopping, lake access, two sandy beaches, Mahogany beach club, playgrounds and beautiful walking paths. Donâ€™t miss your chance to own this exceptional home in Mahogany, where nature, recreation, and community come together!

Built in 2024

**Essential Information**

MLS® #	A2181687
Price	\$880,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,201
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	369 Magnolia Way Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3S6

**Amenities**

Amenities	Beach Access, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4

Parking	Double Garage Attached, 220 Volt Wiring, Concrete Driveway
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Garage Control(s), Refrigerator, Electric Range, Oven
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	December 2nd, 2024
Days on Market	114
Zoning	R-G
HOA Fees	570
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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