

# \$839,900 - 30 Magnolia Path Se, Calgary

MLS® #A2188679

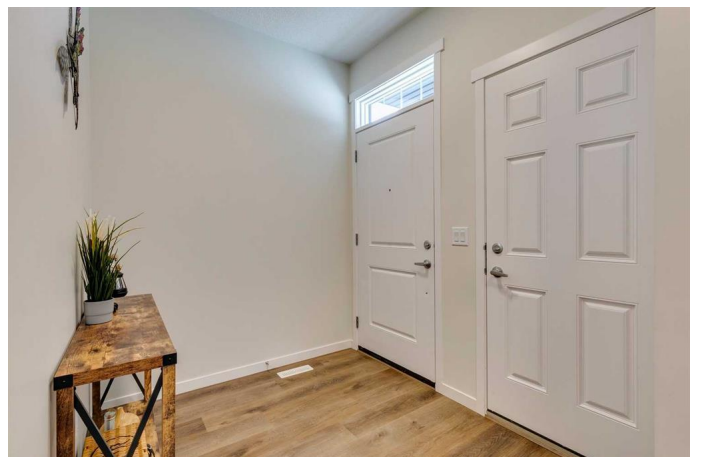
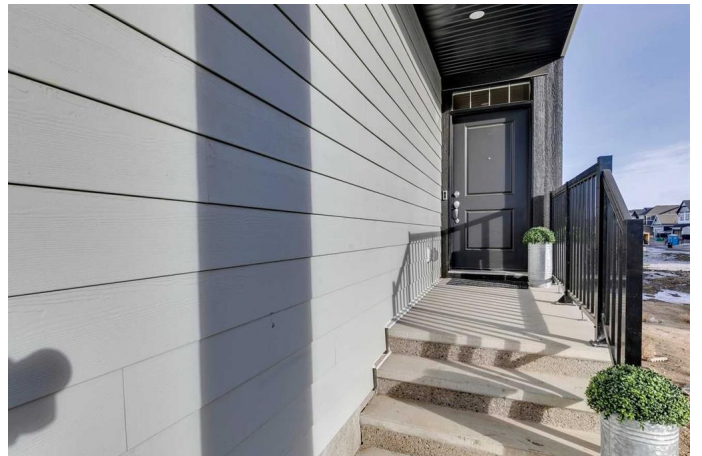
**\$839,900**

4 Bedroom, 4.00 Bathroom, 2,305 sqft  
Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Drastic Price Reduction!

Stunning ENHANCED Luna 3 Model – Over \$60K in UPGRADES! This beautifully upgraded Luna 3 Model offers an EXPANDED layout & premium finishes throughout. This home is built to impress & features durable HARDIE BOARD siding on ALL exterior walls. An AIR CONDITIONER HOOK-UP & UPGRADED GAS WATER HEATER add to the value. CUSTOM-MADE BLINDS adorn every window, adding privacy and style. The FULLY FINISHED BASEMENT boasts a soaring 9'™ CEILING, creating a spacious and inviting atmosphere. Every detail has been carefully considered, with over \$60,000 in upgrades ensuring superior quality and modern living. Nestled in the award-winning lakeside community of Mahogany, this fully finished home offers over 3,200 sq. ft. of luxurious living space. Designed by Hopewell for comfort & style, this LUNA 3 model is almost brand new (only 3 months old) and features 4 spacious bedrooms & 3.5 bathrooms, providing ample room for the whole family. Discover a bright, OPEN-CONCEPT LAYOUT enhanced by expansive windows, flooding the home with natural light. This upgraded home boasts 9'™ ceilings on both the main level & basement, elegant LVP flooring, MAPLE & IRON RAILINGS, CUSTOM light fixtures, MDF kitchen & bathroom cabinets, QUARTZ COUNTERTOPS, &



more. Additional features include a main-floor flex room/office with French doors, two WiFi-enabled Ecobee 3 thermostats, & an inside garage camera. (A complete list of upgrades is available in the supplements.) The gourmet kitchen is a chef's delight, featuring high-end stainless steel appliances, quartz countertops, a built-in microwave, SOFT-CLOSE cabinetry, a DUO SILK GRANITE sink, & a spacious island- perfect for entertaining. Upstairs, the luxurious primary suite is a true retreat, complete with a spa-like ensuite featuring a soaker tub, an OVERSIZED SHOWER, a double vanity, & quartz countertops. Two generously sized secondary bedrooms each offer walk-in closets, while the convenient UPSTAIRS LAUNDRY & dual-sink secondary bathroom add to the home's thoughtful design. The spacious bonus room is ideal for a playroom, media space, or relaxing with family. The fully finished basement extends your living space with 9' ceilings, a large bedroom, a full bathroom, & a bright, open living area- perfect for entertaining or additional family space. Living in Mahogany means enjoying PRIVATE LAKE & BEACH ACCESS, scenic walking trails, parks, & vibrant community amenities- all just minutes away. This exceptional home is move-in ready and waiting for you! Schedule your viewing today!

Built in 2024

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2188679  |
| Price          | \$839,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,305     |

|            |             |
|------------|-------------|
| Acres      | 0.08        |
| Year Built | 2024        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 30 Magnolia Path Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3T4             |

### **Amenities**

|                |                             |
|----------------|-----------------------------|
| Amenities      | Clubhouse, Playground, Park |
| Parking Spaces | 4                           |
| Parking        | Double Garage Attached      |
| # of Garages   | 2                           |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Induction Cooktop, Range Hood, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Rough-In   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line                              |
| Lot Description   | Back Yard, Rectangular Lot, Zero Lot Line |
| Roof              | Asphalt Shingle                           |
| Construction      | Wood Frame, Cement Fiber Board            |
| Foundation        | Poured Concrete                           |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 31st, 2025 |
| Days on Market | 41                 |
| Zoning         | R-G                |
| HOA Fees       | 582                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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