

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

MLS® #A2188679

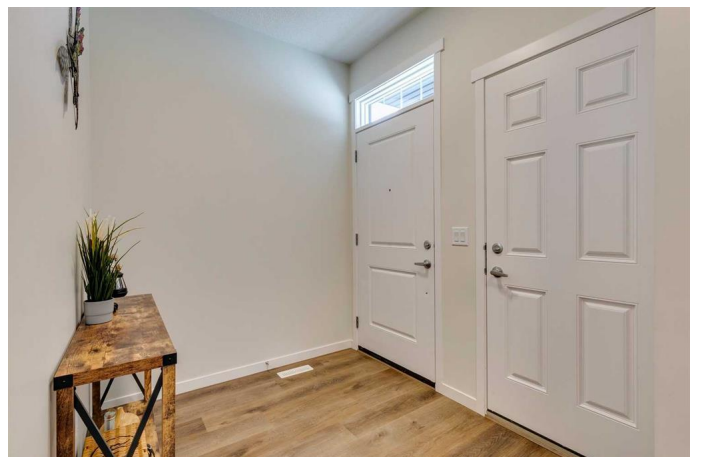
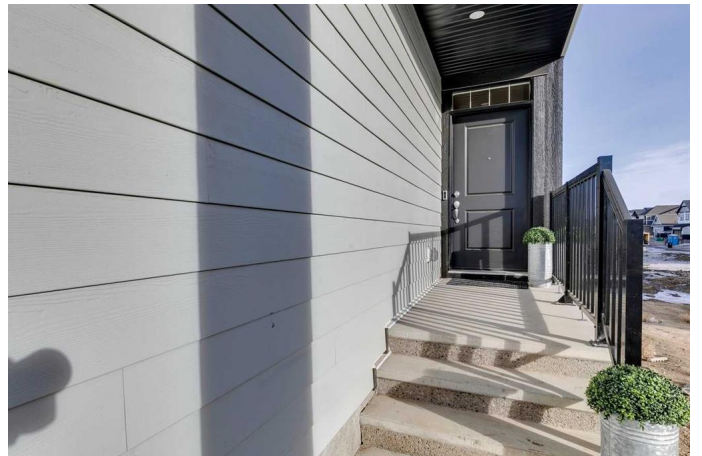
\$839,900

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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