

# \$849,900 - 28 Magnolia Green Se, Calgary

MLS® #A2201165

**\$849,900**

4 Bedroom, 3.00 Bathroom, 2,183 sqft  
Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Introducing the "Tilsa" by Hopewell Residential, a stunning 4-bedroom home in the award-winning lake community of Mahogany. Situated across from green space and featuring rear lane access, this beautifully designed home offers both functionality and style, making it perfect for families of all sizes. The main floor boasts a bedroom and full bathroom, providing incredible versatility for guests, multi-generational living, or a private home office. The open-concept living and dining area is ideal for entertaining, enhanced by spindle railing on both the main and upper levels for an open, airy feel. The upgraded kitchen layout is a chef's dream, featuring a chimney hood fan, built-in microwave, extra storage drawers, upgraded cabinetry, quartz countertops, and pot lights for a sleek and modern aesthetic. An exterior gas line makes summer BBQs a breeze, adding to the home's thoughtful outdoor features. Upstairs, the bonus room (Entertainment Room) is bright and inviting, thanks to an added side window, creating the perfect space for family movie nights or relaxation. The primary suite is a luxurious retreat, complete with a 5-piece ensuite featuring a stand alone shower with tiled walls, and a spacious walk-in closet. The upper level is completed by two additional bedrooms, a conveniently located laundry room, and a stub wall between the Entertainment Room and stairs, offering privacy, separation and lots of furniture placement options. Designed with future



potential in mind, this home includes a separate side entrance and 9' foundation height, making it ready for future basement development—an excellent opportunity for a secondary suite (A secondary suite would be subject to approval and permitting by the city/municipality). The double attached garage provides a secure and warm place for your vehicles with ample storage and convenience. Located in one of Calgary's most sought-after communities, Mahogany offers an unmatched lifestyle with a 63-acre freshwater lake, two private beaches, and over 22,000 square feet of nearby commercial amenities. Enjoy easy access to parks, pathways, schools, shopping, and the South Health Campus, all while being just steps away from beautiful green space. With high-end finishes, premium upgrades, and an unbeatable location, this home truly has it all. Book your private showing today and experience the best of Mahogany living! \*\*Please note, photos are from the show home/previous builds to demonstrate quality of construction & finishes and may not be an exact representation of this home\*\*

Built in 2025

### Essential Information

MLS® #	A2201165
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,183
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### **Community Information**

Address	28 Magnolia Green Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3T5

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Irregular Lot, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	21
Zoning	R-G
HOA Fees	582

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.