

\$770,000 - 215 Magnolia Drive Se, Calgary

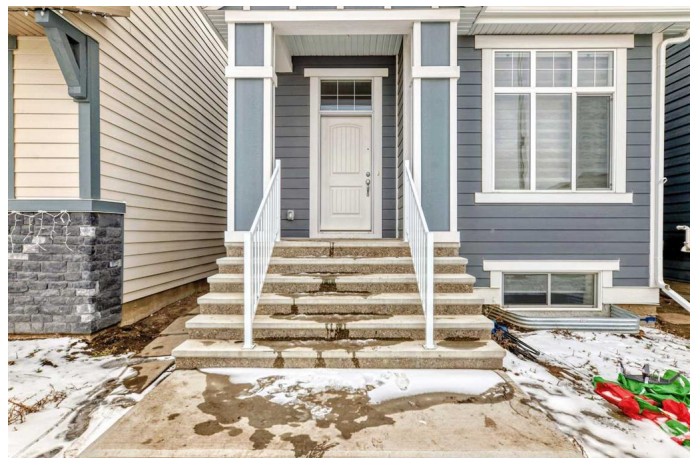
MLS® #A2201332

\$770,000

5 Bedroom, 5.00 Bathroom, 1,721 sqft
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Welcome to the vibrant lake community of Mahogany, where nature, recreation, and modern living come together. This almost BRAND NEW home boasts a total of 5 bedrooms (six including the main level flex room) & 5 bathrooms, offering an impressive 2,435 square feet of total living space, featuring a bonus room, office/den, and a fully developed 2 bedroom, 2 bath legal suite with a separate entrance! Designed with exceptional upgrades, this home boasts high ceilings, an open concept layout, and a dream kitchen equipped with stainless steel appliances and a walk-in pantry. The main floor features a flex room which can be incorporated into a bedroom, and a full bathroom, a sought-after upgrade that provides flexibility for multi-generational living or a private guest space. Gleaming LVP floors flow throughout the main living area, adding durability and luxury. The entire home has been freshly painted and deep cleaned, making it truly move-in ready. The fully finished basement includes a legal 2 bedroom, 2 bath area with its own private entrance and separate laundry, maximizing privacy for investment opportunities. The home also features a full suite of energy-efficient appliances. Outside, the front yard looks onto a beautiful playground and greenspace. The rear alley access offers room for a future detached garage, while both the side and back entrances have installed steps for added convenience. Living in Mahogany means



access to a private lake, beaches, and recreational facilities for year-round enjoyment. Whether you love skating, fishing, paddleboarding, or simply relaxing in the sun, this community offers it all. This is your chance to own a beautifully upgraded home in an unmatched lake community. Schedule your private showing today!

Built in 2023

Essential Information

MLS® #	A2201332
Price	\$770,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	1,721
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	215 Magnolia Drive Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3S7

Amenities

Amenities	Clubhouse, Other, Park, Party Room, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Off Street

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Other
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	599
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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