

# \$769,900 - 326 Magnolia Way Se, Calgary

MLS® #A2221960

**\$769,900**

3 Bedroom, 3.00 Bathroom, 2,253 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Welcome to the beautiful Mahogany community, where nature meets luxury. This brand-new, fully upgraded home is a masterpiece of design and craftsmanship, offering 2,253 sq.ft. of modern living space. As you step inside, you'll be greeted by high ceilings and an open-concept layout that creates a sense of spaciousness throughout. The main floor features a large foyer, a main floor office, a half bath, a huge mudroom, and a walk-through pantry with built-ins. The kitchen is a chef's dream, boasting stainless steel appliances, a custom range hood, pull-out cabinets with waste/recycling racks, and a massive island. The expansive dining and living areas are bathed in natural light, thanks to enlarged windows that offer views of the surrounding beauty. Upstairs, the primary suite is a true retreat, complete with a 5-piece ensuite and a walk-in closet. Two additional bedrooms, a large laundry room, a beautiful 4-piece bath, and a spacious bonus room perfect for movie nights or a play area complete the second level. The unfinished basement with a separate side entrance awaits your creative touch. The sellers have been meticulous in every detail, ensuring that this home stands out in both design and quality. From the upgraded finishes to the thoughtful layout, every corner reflects a commitment to excellence. Don't miss the opportunity to make this exceptional home yours. View the 3D tour and contact us today to schedule a private showing. Homes like this



don't last long!

Built in 2025

**Essential Information**

MLS® #	A2221960
Price	\$769,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,253
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	326 Magnolia Way Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3S6

**Amenities**

Amenities	Other
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, Separate Entrance
Appliances	Dishwasher, Electric Range, Electric Stove, Microwave, Refrigerator
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Interior Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	570
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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