

\$679,900 - 72 Magnolia Way Se, Calgary

MLS® #A2224353

\$679,900

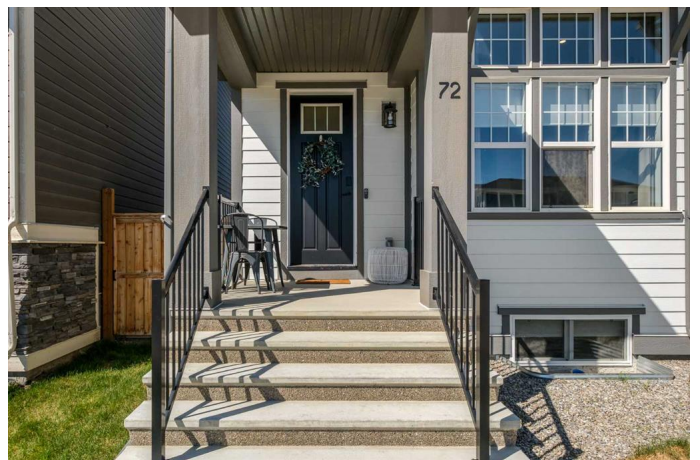
3 Bedroom, 3.00 Bathroom, 1,668 sqft
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Welcome to this stunning Jayman-built and certified home, featuring the highly sought-after 2-storey Sonata floor plan, located on a quiet street in the award-winning lake community of Mahogany. Thoughtfully designed and beautifully upgraded, this home offers the perfect blend of comfort, efficiency, and style.

Step inside to discover the signature lowered front living room, where soaring 12-foot ceilings and oversized windows flood the space with natural light. The wainscoting feature wall and rich vinyl plank flooring add a custom touch that continues throughout the main level. Just five steps up, the elevated dining area and gourmet kitchen overlook the living space, framed by sleek black wrought iron railings. Anchored by a modern light fixture, the kitchen features light grey cabinetry, concrete-style quartz countertops, a farmhouse-style ceramic apron sink, upgraded appliances including a gas stove, gold hardware, a wood-style hood fan, and striking pendant lighting above the island.

At the back of the home, a small mudroom provides access to the raised deck, backyard, and an oversized 24' x 22' double garage with 8' overhead door, plus rough-in wiring for an electric car charger. Sitting on a wider 27' lot, the home offers more space than most comparable properties.



Upstairs, the Berber carpet and wrought iron railings continue the elevated feel. The back-facing primary suite is complete with dual gold sconces, a spacious closet, and a luxurious 5-piece ensuite featuring dual sinks, a standalone soaker tub, modern mirrors, and a glass-enclosed shower. Two additional well-sized bedrooms, a second full bathroom, and a conveniently located laundry closet complete the upper level.

The basement remains unfinished but offers exceptional future potential with a raised section featuring ceiling heights up to 12 feet. This space has already been roughed in and awaits your vision.

Loaded with smart and energy-efficient features, the home includes solar panels, tankless hot water heater, high-efficiency mechanical systems, central air conditioning, and a HRV system. Tech-savvy buyers will appreciate the Smart Eufy Doorbell Camera, Ring Floodlight Camera at the rear, and programmable Hunter Douglas roller blinds that automatically adjust at sunrise and sunset.

Mahogany isn't just a neighbourhood—it's a lifestyle. Enjoy access to Calgary's largest lake, with over 64 acres of water, multiple beach entry points, walking trails, green spaces, and family-friendly amenities right outside your door. With showhome-level finishes and a floor plan that has developed a near cult following, this home checks every box. It shows 10/10 and is ready to welcome its next owners—come experience it for yourself!

Built in 2021

Essential Information

MLS® #	A2224353
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,668
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	72 Magnolia Way Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W7

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Bathroom Rough-in
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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