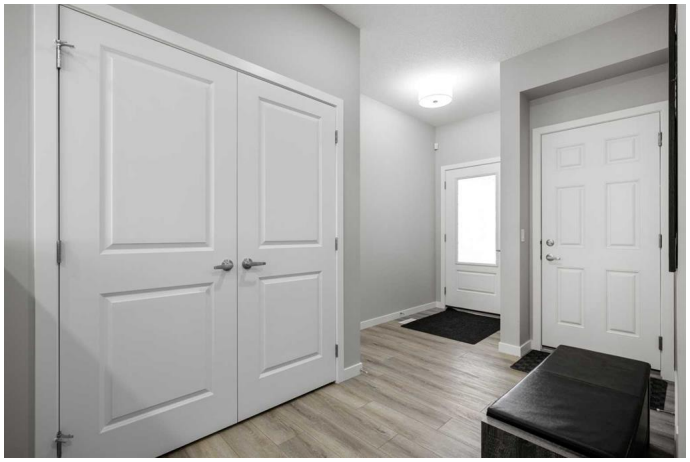
$965,000 - 146 Magnolia Way Se, Calgary

MLS® #A2214188

$965,000
7 Bedroom, 4.00 Bathroom, 2,253 sqft
Residential on 0.08 Acres

Mahogany, Calgary, Alberta



**BE SURE TO CLICK ON & WATCH OUR BRANDED YOUTUBE VIRTUAL TOUR LINK! Over 3,100 livable square feet in this 7 Bedroom + 4 FULL Bath home with LEGAL BASEMENT SUITE + Separate Entrance, and Central A/C in the gorgeous Lake Community of Mahogany! Say hello to Main Floor features like 9â€™ ceilings, beautiful, open-concept Kitchen with large island, Quartz countertops, full-height custom cabinetry, GAS stove and stainless steel appliances and lavish tile backsplash. There's also a VERY large walk-in pantry with plenty of storage options, a FULL Bathroom and a Bedroom, along with a large Living Room with electric fireplace, room to mount your flatscreen TV and large Dining Room as well. Upstairs, youâ€™ll find a large central Family/Bonus room ideal for relaxing with the family, Primary Bedroom with walk-in closet and lavish 5-pc Ensuite Bath with tiled soaker tub, separate shower and dual vanities. Three more additional bedrooms, another Full Bathroom, and walk-in Laundry Room, with additional storage, round out the Upper Level. The fully-finished Lower includes a LEGAL Basement Suite with a separate exterior entrance, as well as a separate furnace and water heater. There's also another full Kitchen with stainless steel appliances and spacious Living/Dining Room area. There are also 2 Bedrooms, and 4-pc Bath along with an in-suite, stacked, washer and dryer laundry area. The backyard has the deck already built, along with a patio for BBQ season! The

separate/private side entrance has paving stones laid down for easier access and maintenance. Enjoy lake access privileges with four-season lake living, and a short walk to recreation areas like tennis courts, splash park, playgrounds, hockey rink, sandy beaches, walking/biking paths and more! Also close to great shopping, schools, The South Health Campus hospital, The Mahogany Beach house and easy access to Stoney Trail and Deerfoot Trail. This is a wonderful home - with possibility of using the Legal Suite as a mortgage helper or for your extended family living needs!

Built in 2023

Essential Information

MLS® #	A2214188
Price	$965,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,253
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	146 Magnolia Way Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3M6

Amenities

Amenities	Beach Access, Clubhouse, Party Room, Picnic Area, Community Gardens
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air, None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2025
Days on Market	53
Zoning	R-G
HOA Fees	475
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker

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