

# \$880,000 - 369 Magnolia Way Se, Calgary

MLS® #A2181687

**\$880,000**

4 Bedroom, 4.00 Bathroom, 2,201 sqft  
Single Family on 0.09 Acres

Mahogany, Calgary, Alberta

Stunning brand new home built by the award-winning Hopewell, offers modern living at its finest in Calgary's coveted lake community of Mahogany. This exceptional 2200 square foot, 4-bedroom, 3.5-bathroom home features a beautifully designed open concept main floor with high ceilings, luxury vinyl plank flooring and upgraded lighting package. It has a spacious kitchen with an extra large island with breakfast bar, stainless steel appliances, quartz countertops, custom cabinetry and a tiled backsplash. There is a large office space that doubles as a den or guest area and an extra large mud room that also makes a great storage room. The main floor features upgraded french sliding patio doors and large windows that flood the main living area with light and is a perfect setup for a walk out patio into a large backyard to enjoy outdoor living and BBQ season. The top floor has a large master bedroom with a coffered ceiling, huge walk in closet with direct access to the laundry room, large windows and a 5 piece ensuite. The top floor also has two large bedrooms, a four piece bathroom and huge bonus room. Stepping into the finished basement, you will find a large family room, nook, flex room, a full bedroom and four piece bathroom. The double garage is also prewired with a 220V connection for a future EV charger. The garage was upgraded and extended two extra feet. The ledger board for the rear patio or deck was run across the entire length of the house for a future



customizable full length deck. The home has been prewired in the front and rear for future security cameras and the front door will be stained by the builder in a beautiful wood stain! The community features shopping, lake access, two sandy beaches, Mahogany beach club, playgrounds and beautiful walking paths. Don't miss your chance to own this exceptional home in Mahogany, where nature, recreation, and community come together!  
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### Essential Information

Listing #	A2181687
Price	\$880,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,201
Acres	0.09
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	369 Magnolia Way Se
Subdivision	Mahogany
City	Calgary
Province	Alberta
Postal Code	T3M3S6

### Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby, Recreation Centre
Features	Back lane
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2

### Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Oven, Garage door opener
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

## Exterior

Foundation	Poured Concrete
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## Listing Details

Listing Office	Courtesy Of Steven Clements Of eXp Realty
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