

\$739,900 - 225 Magnolia Way Se, Calgary

MLS® #A2084868

\$739,900

6 Bedroom, 5.00 Bathroom, 1,762 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

BRAND NEW HOUSE | 2 BEDROOM LEGAL SUITE | LANDSCAPED | 10 FEET MAIN FLOOR CEILING

Welcome to the Beautiful Mahogany community. One WORDâ€™WOW! Thatâ€™s what you'll say once you walk into this fully upgraded, 2023 Brand new home. Mahogany living is perfect for those who love to have Bicycle pathways, water activities and nature living right at the doorstep. Brand New home never lived in with 4 Bed + 3 Bath + Bonus Room + Office/ Den/Living Room + 2-bedroom legal suite. Excellent upgrades like 10ft main floor ceiling and 9ft basement Ceiling height along with the Open concept design and dream kitchen with all stainless-steel appliances. It hosts a total living space of 2577.56 Sqft which comes with the Lake Mahogany Privileges. All workmanship is completed by Hopewell home builders and the house comes with full builders warranty for your peace of mind. Residents of this esteemed LAKE COMMUNITY are granted access to a variety of amenities, including PRIVATE LAKE ACCESS, recreational facilities, and walking trails. Indulge in water activities such as BOATING, FISHING, or simply basking in the sun on the community BEACH. Voted as Canadaâ€™s community of the year, Mahogany is widely considered one of the most popular communities with an endless list of retail, dining and entertainment options alongside a picturesque wetland pathway system, multiple schools and the



crown jewel of Lake Mahogany, the largest freshwater lake in Calgary. The lake offers over 84 acres of combined lake and beachfront for endless winter and summer fun!

Built in 2023

Essential Information

MLS® #	A2084868
Price	\$739,900
Sold Price	\$720,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	1,762
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	225 Magnolia Way Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3m 2b6

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, ENERGY STAR Qualified Appliances, Gas Stove, Refrigerator

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2023
Date Sold	October 19th, 2023
Days on Market	13
Zoning	R-G
HOA Fees	578.48
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX IREALTY INNOVATIONS
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