

# \$750,000 - 209 Magnolia Way Se, Calgary

MLS® #A2213871

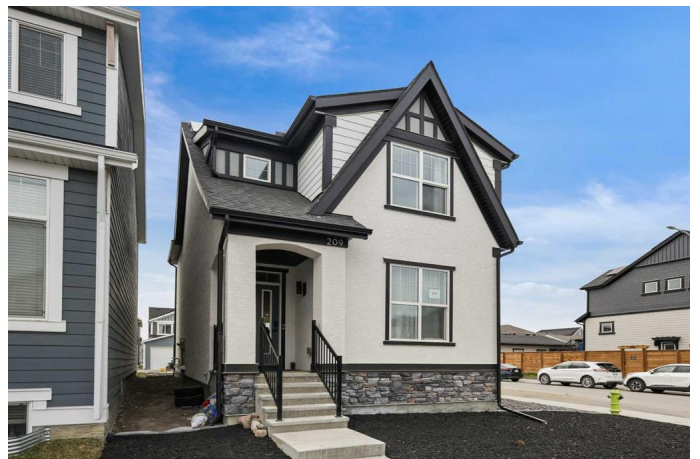
**\$750,000**

6 Bedroom, 4.00 Bathroom, 1,798 sqft

Residential on 0.09 Acres

Mahogany, Calgary, Alberta

Welcome to 209 Magnolia Way SE—where luxury, lifestyle and location come together in the heart of Calgary's award-winning lake community of Mahogany! This stunning and spacious corner lot home is designed to impress, featuring 6 bedrooms including 3 up, 2 in the fully finished basement, and 1 versatile main floor bedroom that's perfect as a home office or guest suite. Step inside to soaring ceilings, sun-soaked living spaces, and a dream kitchen complete with quartz countertops, sleek stainless steel appliances, a large island, and modern cabinetry—ideal for family life and entertaining alike. This home also comes equipped with solar panels, offering energy efficiency, lower utility costs, and a more sustainable lifestyle—without compromising on comfort or style. Upstairs, retreat to your serene primary suite with a walk-in closet and spa-inspired ensuite, while two additional bedrooms and a full bath offer the perfect setup for a growing family. Downstairs, the professionally finished basement provides even more living space, with two generous bedrooms, a full bathroom, and endless possibilities for a rec room, home gym or media space. Enjoy summer nights in your private backyard or take advantage of Mahogany's unparalleled amenities—lake access, beaches, parks, schools, shops and restaurants, all just minutes away. This is more than just a home—it's a lifestyle. Don't miss your chance to live in one of Calgary's



most desirable communities!

Built in 2022

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213871    |
| Price          | \$750,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,798       |
| Acres          | 0.09        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 209 Magnolia Way Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3M7             |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Other       |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings      |
| Heating           | Forced Air                                                                                      |
| Cooling           | None                                                                                            |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Fire Pit        |
| Lot Description   | Corner Lot      |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 10               |
| Zoning         | R-G              |
| HOA Fees       | 540              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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