

# \$639,900 - 64 Magnolia Way Se, Calgary

MLS® #A2223237

**\$639,900**

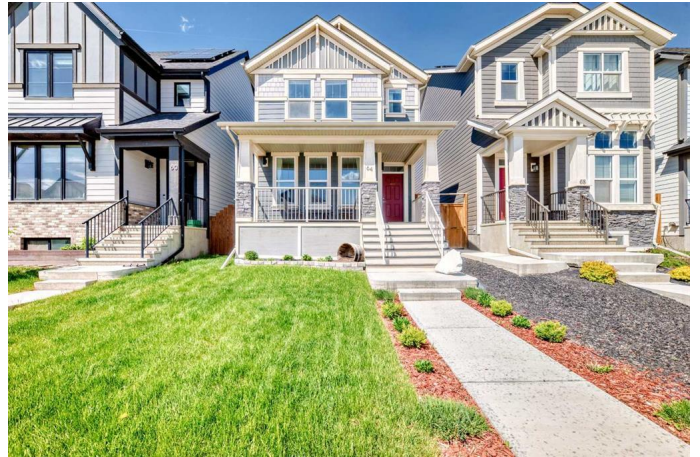
4 Bedroom, 4.00 Bathroom, 1,450 sqft  
Residential on 0.06 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE SATURDAY & SUNDAY MAY  
31st-JUNE 1st - 12:00-2:00 - THERE ARE  
HOMES YOU LIKE™AND THEN THERE  
ARE HOMES YOU NEVER WANT TO  
LEAVE.

Welcome to 64 Magnolia Way SE, a beautifully finished, immaculately maintained gem tucked into the heart of Mahogany. From the moment you step onto the front porch, there's a quiet charm that draws you in and once inside, it's game over. Every corner of this home reflects intention, warmth, and a genuine sense of care that you don't see every day.

The main floor is the kind of space that just works, whether you're entertaining friends or living your everyday life in style. The kitchen is honestly a showpiece: full-height cabinetry, quartz countertops, FULLY UPGRADED APPLIANCES - a gas cooktop, built-in convection wall oven with double doors, and the kind of designer lighting that makes you want to host dinner parties even if you don't cook. The open-concept layout flows effortlessly into the dining and living areas, wrapped in natural light and layered with thoughtful details that elevate the entire home. Upstairs, the master bedroom is an absolute dream - bright, peaceful, and complete with a walk-in closet and a chic ensuite that feels more boutique hotel than suburban two-storey. The ceiling fan is a thoughtful bonus for those hot summer nights, and the two secondary bedrooms are generously sized and filled with



natural light. Add in an UPSTAIRS LAUNDRY room and full bath, and youâ€™ve got a floorplan that nails both beauty and function. And then thereâ€™s the FULLY FINISHED BASEMENT - extra square feet and incredibly versatile. Whether it becomes a movie lounge, a guest retreat, a teen hangout, or a work-from-home haven, the spacious rec area, full bathroom, and fourth bedroom make it endlessly adaptable.

Outside, the backyard is just as inviting. The deck is stunningâ€”truly an extension of the living spaceâ€”and the fully fenced yard is ready for summer evenings, kids, pets, or quiet mornings with coffee and a book. A rear parking pad offers off-street parking and leaves room to add a garage down the line, if you wish.

Living in Mahogany means more than just lake accessâ€”it means beaches, wetlands, tennis courts, community events, and an entire lifestyle built around connection and outdoor living. Itâ€™s a community that feels like a destination, and this home fits that energy perfectly.

Available for a July 2025 possession, this home is the kind that turns headsâ€”and it wonâ€™t stay a secret for long. Itâ€™s rare to find something this well-designed, this well-loved, and this move-in-ready. Come see it. Fall in love. And donâ€™t waitâ€”this one is going to steal hearts fast.

Built in 2019

**Essential Information**

MLS® #	A2223237
Price	\$639,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,450
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	64 Magnolia Way Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W7

### Amenities

Amenities	Recreation Facilities, Beach Access, Clubhouse, Picnic Area, Playground, Park, Racquet Courts
Parking Spaces	2
Parking	Alley Access, Parking Pad

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Tankless Hot Water
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Interior Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	550
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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