

326 Magnolia Way SE
Calgary, Alberta

MLS # A2221960



\$769,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,253 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

Welcome to the beautiful Mahogany community, where nature meets luxury. This brand-new, fully upgraded home is a masterpiece of design and craftsmanship, offering 2,253 sq.ft. of modern living space. As you step inside, you'll be greeted by high ceilings and an open-concept layout that creates a sense of spaciousness throughout. The main floor features a large foyer, a main floor office, a half bath, a huge mudroom, and a walk-through pantry with built-ins. The kitchen is a chef's dream, boasting stainless steel appliances, a custom range hood, pull-out cabinets with waste/recycling racks, and a massive island. The expansive dining and living areas are bathed in natural light, thanks to enlarged windows that offer views of the surrounding beauty. Upstairs, the primary suite is a true retreat, complete with a 5-piece ensuite and a walk-in closet. Two additional bedrooms, a large laundry room, a beautiful 4-piece bath, and a spacious bonus room perfect for movie nights or a play area complete the second level. The unfinished basement with a separate side entrance awaits your creative touch. The sellers have been meticulous in every detail, ensuring that this home stands out in both design and quality. From the upgraded finishes to the thoughtful layout, every corner reflects a commitment to excellence. Don't miss the opportunity to make this exceptional home yours. View the 3D tour and contact us today to schedule a private showing. Homes like this don't last long!