

# \$779,900 - 326 Magnolia Way Se, Calgary

MLS® #A2212622

**\$779,900**

3 Bedroom, 3.00 Bathroom, 2,253 sqft

Residential on 0.01 Acres

Mahogany, Calgary, Alberta

Welcome to the Beautiful Mahogany community. One WORDâ€™WOW! Thatâ€™s what you'll say once you walk into this fully upgraded, 2025 Brand new home. Mahogany living is perfect for those who love to have Bicycle pathways, water activities and nature living right at the doorstep. This house has total 2253 sq.ft living space. Boasting high ceilings and open living space at its finest, this 3 Bedroom, Office, Family room and 3 Bath. The main floor showcases an open floor plan with large foyer, Main floor office and Half-Washroom, huge mudroom, walk-through pantry with build-ins, LVP flooring, 9â€™ ceilings. The Kitchen is stunning with its TRENDY modern design, stainless-steel appliances, rangehood with custom millwork design, custom pullout cabinets with waste/recycling racks, massive island, and so much more. The flow into the expansive dining area and living area. You can not miss natural sunlight through you ENLARGED WINDOWS. Heading up to the 2nd level, youâ€™ll be pleased to find an expansive primary suite with 5pc ensuite and WIC . Down the hall is a large laundry room, beautiful 4pc bath and 2 additional bedrooms. Spacious Bonus room, perfect for movie nights or a place to hide all the toys. The basement is unfinished with separate side entrance and awaiting your creative ideas. Other highlights include extended 7 year envelope warranty, BBQ outlet at back deck and the list goes onâ€™! The difference is all in the detailsâ€™the sellers



were meticulous about this build and any new owner will appreciate all the thoughtfulness that went into this build, not to mention all the upgrades. Please view 3D tour and call NOW before is to late!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212622    |
| Price          | \$779,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,253       |
| Acres          | 0.01        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 326 Magnolia Way Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3S6             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No |
|-------------------|---|

|              |   |
|--------------|---|
|              | Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home  |
| Appliances   | Electric Range, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Garage Control(s), Humidifier, Microwave, Refrigerator, Built-In Electric Range |
| Heating      | Forced Air, Natural Gas   |
| Cooling      | None  |
| Has Basement | Yes   |
| Basement     | Exterior Entry, Full, Unfinished  |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Interior Lot               |
| Roof              | Asphalt Shingle            |
| Construction      | Composite Siding, Concrete |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 19               |
| Zoning         | R-G              |
| HOA Fees       | 540              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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