

\$669,900 - 60 Magnolia Way Se, Calgary

MLS® #A2222992

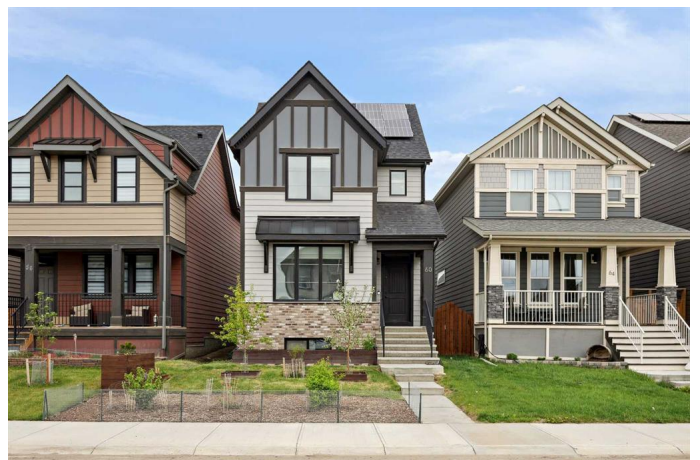
\$669,900

6 Bedroom, 4.00 Bathroom, 1,803 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

****CERTIFIED JAYMAN HOME**CENTRAL AIR CONDITIONING**SOLAR PANELS****Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "AVID 20" home built by these original home owners located in the highly sought after lake community of Mahogany. A lovely neighborhood with great amenities welcomes you into over 1800sqft of above grade living space featuring stunning craftsmanship and thoughtful design. Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful extended island with flush eating bar & sleek stainless steel Whirlpool appliances including a French door refrigerator with ice maker and internal water, electric range, built-in microwave and designer hood fan. Stunning elegant Black Pearl QUARTZ counter tops in kitchen, spacious walk-in pantry, soft close satin white cabinets and Blanco Anthracite undermount sink with stylish Moen faucet compliment the space. Enjoy the generous dining area that overlooks the spacious Great Room with the stunning Modern Country elevation out front along with an additional FLEX SPACE located at the front of the home - Could be a fourth bedroom or a bright office/den and FULL BATH with over sized shower located on the main level for additional family members or visiting guests that prefer no stairs. You will discover the 2nd level boasts 3 sizeable bedrooms with the Primary Bedroom including a lovely 4 pc private en suite and generous walk-in closet



along with 2nd floor laundry for ease of convenience. In addition, enjoy a nicely centralized Bonus Room that separates the two additional bedrooms and the Primary Suite for additional privacy. Beautiful black hardware strategically placed and quartz counter tops flow through out this wonderful and thoughtfully designed home. The lower level has been partially finished, fully framed and some supplies are ready for your development. The lower level floorplan includes 2 additional bedrooms, both with walk-in closets, a recreational area and 4 pc bathroom with a working toilet and sink currently. Electrical outlets ran but not terminated and you will discover a newly replaced 2024 tankless hot water unit. The back yard has space for you to build double detached garage at your leisure, but has been set up to enjoy the outdoors with a 24x17 concrete slabs creating an outdoor area for your Summer BBQ's and entertaining with a fence on both sides. Lake Mahogany at its best to enjoy all four seasons. Swimming, skating, paddle boarding, fishing and more. Situated nicely within walking distance to trails and a plethora of bike paths along with a short drive to so many amenities including restaurants and shopping. Create an elevated life style in a wonderful and highly sought after lake community that will last for a life time. Welcome home!

Built in 2020

Essential Information

MLS® #	A2222992
Price	\$669,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,803

Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	60 Magnolia Way Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W7

Amenities

Amenities	Clubhouse, Park, Picnic Area
Parking Spaces	2
Parking	Alley Access, Gravel Driveway, Parking Pad

Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Fruit Trees/Shrub(s), Interior Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2025
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Days on Market	11
Zoning	R-G
HOA Fees	590
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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