

# \$685,000 - 209 Magnolia Way Se, Calgary

MLS® #A2232306

**\$685,000**

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® #	A2232306
Price	\$685,000
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	June 18th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	540
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.