



**GRASSROOTS**  
REALTY GROUP

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**330 Magnolia Way SE**  
**Calgary, Alberta**

**MLS # A2219216**



**\$719,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,207 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Granite, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Discover this stunning, fully upgraded 2025 home in the picturesque community of Mahogany! You will be hard pressed to find a better priced single family home in this coveted community. This brand-new residence offers 2,207 sqft. of thoughtfully designed living space, featuring 3 spacious bedrooms, a dedicated office, 2.5 bathrooms, and a versatile bonus room. The main floor boasts a grand foyer, a stylish office, a convenient half-bath, a spacious mudroom, and a walk-through pantry with built-in shelving. High-end finishes include luxury vinyl plank flooring and 9-foot ceilings throughout. The kitchen is a chef's dream, showcasing modern design with stainless steel appliances, a custom range hood, pull-out cabinets with waste/recycling bins, and a massive island—perfect for entertaining. Natural light floods the open-concept dining and living areas through expansive windows. Upstairs, the primary suite offers a 5-piece ensuite and a walk-in closet. Two additional bedrooms, a full bathroom, and a spacious bonus room complete the upper level. The unfinished basement with a separate side entrance awaits your personal touch. Don't miss out—schedule your viewing today!