



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**425 Magnolia Way SE**  
**Calgary, Alberta**

**MLS # A2243606**



**\$974,999**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,370 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** None

Welcome to luxury and functionality in Mahogany&mdash;Calgary&rsquo;s award-winning lake community! This beautifully designed 6-bedroom, 4-bathroom home offers over 3,250 sq ft of professionally finished living space, including a legal 2-bedroom basement suite with a separate entrance&mdash;ideal for extended family or rental income. Built on a conventional lot with rear lane access, this property features an oversized 21' x 22' double garage, a smart layout, and high-end upgrades throughout. Main Floor Highlights: &bull; Grand open-to-above entryway with soaring ceilings for a luxurious first impression. &bull; 9' ceilings and sun-filled open-concept layout. &bull; Chef&rsquo;s kitchen with: Quartz countertops, Full-height cabinets and tile backsplash, Upgraded stainless steel appliances, including a Wi-Fi-enabled gas range with air fryer, Double pantries for ample storage, Oversized kitchen island with built-in dishwasher, microwave, and sink on one side and cabinetry/storage on the other side. &bull; Spacious dining area with wide sliding doors for seamless access to the backyard. &bull; Cozy living area ideal for family gatherings. &bull; Full 3-piece bathroom and main floor bedroom/office. &bull; Gas line installed at the back for BBQ hookups&mdash;perfect for summer gatherings. &bull; Smart features: Ring doorbell, garage door opener with camera and mic, Wi-Fi enabled appliances. &bull; All bedrooms feature upgraded lighting mounts and are pre-wired for ceiling fan installation&mdash;ideal for year-round comfort and style. Upper Level: &bull; Generous bonus/family room. &bull; Luxurious primary suite with walk-in closet and spa-like 5-piece ensuite: tiled soaker tub, dual vanities, and separate shower. &bull; Two more spacious bedrooms. &bull; Full bathroom with dual sinks. &bull; Convenient laundry room with Wi-Fi enabled side-by-side

washer/dryer with additional storage, and a separate linen closet.

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Basement Suite: • Separate side entrance. • 2 bedrooms, full bath, and large open kitchen and living area. • Stacked laundry, and a private furnace with its own thermostat—ensuring independence and comfort for tenants or guests.

Community & Location: Live the lake life with full access to Mahogany's year-round amenities: • Beaches, splash park, skating rinks, tennis courts, and playgrounds. • Walking and biking paths. • Close to schools, shopping, dining, South Health Campus, and Mahogany Beach Club. • Quick access to Stoney Trail & Deerfoot Trail. • Two Parks within 500 Metres of the house. This is more than just a home—it's a complete lifestyle in one of Calgary's most sought-after communities. Don't miss out—book your private showing today before it's gone!