



GRASSROOTS
REALTY GROUP

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20 Magnolia Bay SE
Calgary, Alberta

MLS # A2245420



\$799,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,260 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot, Zero Lot Lin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Step into this immaculately kept 5-bedroom home in Calgary's award-winning lake community of Mahogany, where thoughtful design meets elevated comfort and functionality. Shows like NEW, comes with NEW HOME WARRANTY and comes builder ready for SECONDARY SUITE (pending city permits) including basement insulation, drywall, electrical and plumbing rough-in. Ideally located directly across from a scenic green space and just a 5-minute stroll to a second large playground, this home offers an exceptional lifestyle inside and out. The welcoming front entry opens into a spacious main floor with 9-foot ceilings and an open-concept layout with a beautifully upgraded kitchen. Designed for both entertaining and everyday living, the kitchen features quartz countertops, soft-close drawers, premium cabinetry, upgraded hardware, a deep undermount sink, gas stove, and stainless steel appliances. A generous walk-in pantry adds extra storage, while the large island provides the perfect gathering place. The living feature a gas fireplace and the dining area is flooded with natural light all seamlessly connected to the deck and backyard, where a BBQ gas hookup makes summer hosting a breeze. Also on the main level is a full 4-piece bathroom and a rare main floor bedroom—perfect as a guest suite or a private home office tucked quietly away from the main living areas. SEPARATE ENTRANCE access is at the basement stairs. Upstairs, you'll find four generously sized bedrooms, including the luxurious primary suite with a spa-inspired 5-piece ensuite featuring double vanities, a soaker tub, upgraded tile, and a walk-in closet. A second 5-piece bathroom and a vaulted ceiling bonus room ideal for family downtime or entertaining. The basement offers 9-foot ceilings, a separate side entrance, partial finishing including drywall and electrical, and rough-ins

for a future bathroom ideal for future suite (pending city permits). This home features from triple-pane windows throughout for improved energy efficiency. Outside, the large pie-shaped lot features low-maintenance landscaping in the front, gemstone exterior lighting, and a sunny backyard. A double garage, driveway and generous street parking make having guests over a breeze. All this comes with full access to Mahogany's lake and beach club, where you'll enjoy year-round activities including swimming, paddleboarding, skating, tennis, community events, and more. With excellent schools, shops, restaurants, scenic wetlands, and Calgary's largest freshwater lake just minutes away, this home offers unmatched value in one of the city's top communities. Book your showing today!