



GRASSROOTS
REALTY GROUP

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36 Magnolia Bay SE
Calgary, Alberta

MLS # A2245770



\$849,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,059 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Step into timeless sophistication in this beautifully crafted home, located in the award-winning lake community of Mahogany. Designed with both elegance and functionality in mind, this nearly new property (less than a year old) offers an elevated living experience with countless upgrades and a thoughtfully curated layout. Ideally positioned with a peaceful green space at the front and picturesque views from the back, this home offers a rare blend of tranquility and visual appeal. The main floor features a dedicated office space, a stylish 2-piece powder room, and a stunning open-concept living, dining, and kitchen area ideal for both everyday living and upscale entertaining. The chef-inspired kitchen boasts high-end appliances, sleek quartz countertops, upgraded cabinetry, and a convenient walkthrough pantry that blends form with function. Upstairs, discover three spacious bedrooms including a serene primary retreat complete with a spa-like ensuite and generous walk-in closet. A second full bathroom, upper-level laundry, and a spacious bonus room offer comfort and practicality for family living. The fully finished basement extends the home's living space with two additional bedrooms, a full bathroom, and a large recreation room—perfect for movie nights, hobbies, or hosting guests. Additional highlights include a double attached garage, central air conditioning, and a fully landscaped yard that enhances curb appeal and outdoor enjoyment. Set in the vibrant community of Mahogany, residents enjoy access to an array of premium amenities, pathways, parks, and the signature lake lifestyle. This is a home where design, quality, and community come together seamlessly.