



GRASSROOTS
REALTY GROUP

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36 Magnolia Bay SE
Calgary, Alberta

MLS # A2264910



\$799,900

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:	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

Welcome to this beautifully crafted home in the award-winning lake community of Mahogany. Thoughtfully designed for both style and function, this residence offers an elevated living experience with high-end finishes and a smart, family-friendly layout. Enjoy peaceful views of green space in front and picturesque vistas from the back—offering a rare sense of privacy and serenity. The main floor features a private home office, elegant 2-piece powder room, and a stunning open-concept kitchen, living, and dining area perfect for daily living and upscale entertaining. The chef-inspired kitchen is equipped with premium appliances, quartz countertops, upgraded cabinetry, and a smart walkthrough pantry. Upstairs, find three generous bedrooms, including a tranquil primary suite with a spa-like ensuite and walk-in closet. A spacious bonus room, upper laundry, and a second full bathroom add convenience and comfort for the whole family. The fully finished basement expands your living space with two additional bedrooms, a full bathroom, and a large recreation area ideal for movie nights, guests, or hobbies. Additional features include a double attached garage, central A/C, and a fully fenced and landscaped yard—perfect for outdoor enjoyment. Set in one of Calgary’s most desirable communities, Mahogany offers lake access, parks, scenic pathways, and a vibrant lifestyle. This is where quality, comfort, and community come together.