



**GRASSROOTS**  
REALTY GROUP

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**158 Magnolia Path SE**  
**Calgary, Alberta**

**MLS # A2273501**



**\$899,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,929 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Gazebo, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Tankless Hot Water		

**Inclusions:** NONE

Stunning Mahogany Corner Lot Home & Move-In Ready! This 2,274 sq. ft. living space, 2-story Jayman-built home features triple-pane windows, solar panels, and a double attached garage. The main floor impresses with vinyl flooring, soaring ceilings, a flex room, living and dining areas, and an upgraded gourmet kitchen with Granite island, stainless steel appliances, and soft-close drawers, overlooking a west-facing backyard with covered deck. Upstairs offers three bedrooms, including a master with full ensuite, another full bath, and a bonus room ideal for extended family quarters. The fully developed basement includes one bedroom, a 3-piece bath, and a rec room with bar, perfect for guests and entertainment. Ample storage is found under the deck, in the shed, beneath basement stairs, inside the furnace room, and via garage hanging shelves. Rear RV parking inside the fenced yard adds convenience. The professionally landscaped yard, gazebo, and plenty of parking complete the home. Enjoy full access to Calgary's largest freshwater lake with beach clubs and year-round activities, plus proximity to South Health Campus Hospital, schools, shops, restaurants, scenic wetlands, and easy Stoney Trail access. This move-in-ready lifestyle home is a true investment. Price and nearly new furniture are negotiable. Schedule your showing today&mdash;seeing is believing!