



GRASSROOTS
REALTY GROUP

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29 Magnolia Manor SE
Calgary, Alberta

MLS # A2280000



\$1,000,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,684 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Level, Pie Shaped Lot		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: N/A

Located in the award-winning Mahogany lake community, this exceptional custom-built luxury residence blends architectural scale, refined finishes, and an elevated lakeside lifestyle. With six bedrooms, a main floor flex room, and a fully developed basement with a separate side entrance, the home is ideally suited for a growing family or a sophisticated work-from-home lifestyle. From the moment you enter, the sense of volume and natural light is immediate. The main floor features predominantly 9-foot ceilings, with select areas—including the foyer and flex room—soaring to 10 feet. Oversized rear-facing windows flood the main living and dining areas with natural light, creating a seamless connection to the outdoor living space. Luxury vinyl plank flooring, 8-foot interior doors, and an impressive 8-foot front entry door with sidelite elevate the home's contemporary elegance. The chef's kitchen is designed for entertaining and everyday living, showcasing quartz countertops, extended cabinetry stacked to the ceiling, a large island with storage on the seating side, a gas cooktop paired with a built-in wall oven, a chimney-style hood fan with full-height tile surround, premium tile backsplash, and integrated lighting and storage. Upstairs, a vaulted bonus room reaching approximately 14 feet at the apex provides an impressive secondary living space, while upper-level laundry adds convenience. The primary suite is a private retreat with a spa-inspired ensuite featuring dual sinks, a soaker tub, and a tiled glass shower. The fully developed basement offers ceiling heights between 8 and 9 feet, two additional bedrooms, a full bathroom, expansive recreation areas, and a custom wet bar with cabinetry and bar (wine) fridge. A separate side entrance adds flexibility for multi-generational living, guest accommodations, or professional home-based

use (subject to approvals). A basement laundry rough-in complements the upper-floor laundry. Additional features include a dedicated mudroom between the home and garage, in-ceiling speakers with multiple audio zones, extensive Cat6 wiring, pot lighting with dimmers, air-conditioning rough-in, and an upsized gas main. The exterior is finished with durable Hardie board siding and enhanced by a low-maintenance composite deck with gas line for BBQ, under-deck storage, interlocking stone driveway extension, and professionally completed landscaping by Primrose Landscaping. Residents of Mahogany enjoy exclusive access to a freshwater lake, private beaches, year-round recreation, scenic pathways, parks, and playgrounds, all minutes from schools, shopping, dining, and major commuter routes. Offering refined luxury, exceptional scale, and a premier lake-community lifestyle, this home presents a rare opportunity in one of Calgary's most sought-after neighbourhoods.