



**36 Magnolia Bay SE
Calgary, Alberta**

MLS # A2281702

\$795,000



Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,059 sq.ft.	Age:	2024 (2 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 offering over 3,000 sq ft of total developed living space, located in the award-winning lake community of Mahogany. Thoughtfully designed for both style and function, this residence delivers an elevated living experience with high-end finishes and a smart, family-friendly layout. Enjoy peaceful green space views from the front and picturesque vistas from the back, creating a rare sense of privacy and serenity. The main floor showcases a private home office, elegant 2-piece powder room, and a stunning open-concept kitchen, living, and dining area—perfect for everyday living and upscale entertaining. The chef-inspired kitchen features premium appliances, quartz countertops, upgraded cabinetry, and a convenient walkthrough pantry. Upstairs, you'll find three generously sized bedrooms, including a tranquil primary retreat complete with a spa-like ensuite and walk-in closet. A spacious bonus room, upper-level laundry, and a second full bathroom provide comfort and convenience for the entire family. The fully finished basement further enhances the home's functionality, offering two additional bedrooms, a full bathroom, and a large recreation area ideal for movie nights, guests, or hobbies. Additional highlights include a double attached garage, central air conditioning, 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, active lifestyle. This is where space, quality, comfort, and community truly come together.