



**GRASSROOTS**  
REALTY GROUP

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**36 Magnolia Bay SE**  
**Calgary, Alberta**

**MLS # A2281702**



**\$795,000**

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

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

<b>Inclusions:</b>	N/A
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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.