



**321 Magnolia Way SE
Calgary, Alberta**

MLS # A2292316



\$739,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,804 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Located in the highly sought-after lake community of Mahogany, this beautifully upgraded and move-in ready home offers over 2,600 sq ft of developed living space with 5 bedrooms and 3.5 bathrooms, along with over \$50,000 in thoughtful upgrades throughout. The main floor features 9-foot ceilings that create a bright and open atmosphere, along with a versatile front flex room that can function as a home office, sitting area, playroom, or additional living space. The kitchen is the heart of the home and showcases upgraded quartz countertops, extended cabinetry, upgraded appliances, and upgraded lighting and plumbing fixtures, along with an impressive 8-foot island that provides both additional seating and workspace. The open-concept layout allows the kitchen, dining, and living areas to flow seamlessly, making the space ideal for both everyday living and entertaining. Upstairs offers a thoughtfully designed layout featuring three spacious bedrooms, a large bonus room, and the convenience of an upper-floor laundry room. The primary bedroom is exceptionally spacious and features a walk-in closet along with a well-appointed ensuite, creating a comfortable retreat at the end of the day. The fully developed basement features 9-foot ceilings and was professionally constructed by the builder with fire-rated separation, offering two large bedrooms, a full bathroom, and a spacious rec room. With a separate side entrance already in place and the basement roughed in for a future kitchen, the space offers excellent potential for a future secondary suite (subject to City of Calgary approval). Outside, the property features a fully fenced yard, a large rear deck with a poured concrete pad designed for a future hot tub, and a double detached garage finished with durable Hardie board siding that matches the exterior of the home. All improvements have been professionally completed.

with permits in place, including the garage deck, with a compliant RPR available. With five bedrooms, a fully developed basement, and future secondary suite potential, this home offers excellent flexibility for growing families, multi-generational living, or those looking to create additional income in the future (subject to City of Calgary approval). Located in Mahogany, Calgary's premier lake community, residents enjoy year-round lake access with beaches, parks, pathways, playgrounds, schools, and the vibrant shops and restaurants of Westman Village just minutes away. Homes offering this level of space, upgrades, and flexibility in Mahogany rarely come available fully finished and truly move-in ready