



**119 Magnolia Drive SE**  
**Calgary, Alberta**

**MLS # A2293922**



**\$769,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,672 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad, Unpaved		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Close to Clubhouse, Corner Lot, Irregular Lot, Level		

<b>Heating:</b>	Central, Forced Air, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Smart Home, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Basement Dishwasher, Basement Hood Fan, Smart Home Hardware, Solar Panels and Associated Hardware

Welcome to a home that delivers presence the moment you step inside. Defined by soaring ceilings on both the main floor and in the fully developed basement, this Jayman-built Sonata offers a rare sense of volume and airiness that immediately sets it apart. Natural light pours through oversized and thoughtfully placed windows, enhancing the open-concept design and creating a bright, elevated atmosphere throughout. Offering 4 bedrooms and 3.5 bathrooms, this home is designed to balance everyday comfort with long-term flexibility. The main floor is anchored by a fully upgraded, expanded kitchen that stands out in both design and function—featuring a built-in oven and microwave, a striking hood fan over the gas range, and elegant stone countertops paired with a full-height backsplash. A Blanco white super single Silgranit sink, complemented by tasteful hardware and eye-pleasing cabinetry, adds a refined finish. The central kitchen island and carefully selected lighting create a natural gathering space, making this a true chef’s and entertainer’s dream, seamlessly connected to the dining and living areas. The living room is both spacious and visually striking, highlighted by a massive feature window adorned with sophisticated custom drapery that introduces an elegant, almost regal presence to the space. Paired with custom blinds, it balances natural light and privacy beautifully. A fireplace anchors the room, all set beneath nearly 12-foot vaulted ceilings that create a dramatic sense of scale rarely found at this price point. Upstairs, the layout is thoughtfully designed for both privacy and convenience. The primary suite serves as a comfortable retreat, complete with a walk-in closet and a well-appointed ensuite featuring a double vanity and a soaker tub. Two additional bedrooms are positioned away from the primary suite, offering

separation for family or guests, while upper-floor laundry enhances everyday ease. A standout feature is the fully permitted City of Calgary legal basement suite, complete with a separate entrance. With its impressive ceiling height, dedicated bedroom and office space, and key infrastructure already in place, it offers flexibility—ideal for extended family, guests, or future rental income. Set on an oversized lot with a southwest-facing backyard, the outdoor space is just as inviting. A full-width rear deck provides the perfect setting for summer evenings, while the fully fenced yard and rear parking pad add practicality and future potential. Built by Jayman, this home also benefits from energy-efficient construction and advanced performance features, including solar panels, triple-pane windows, and an on-demand hot water system. The Golden Key program provides additional peace of mind through ongoing care and service support. Located in the sought-after lake community of Mahogany, residents enjoy year-round lake access, beaches, pathways, and recreation opportunities rarely found in other Calgary communities.