



**321 Magnolia Way SE
Calgary, Alberta**

MLS # A2296216



\$699,999

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 sought-after lake community of Mahogany, this upgraded and move-in ready home offers over 2,600 sq ft of developed living space, with 5 bedrooms, 3.5 bathrooms, and over \$50,000 in thoughtful upgrades throughout. The main floor delivers both function and flow, with 9-foot ceilings and a bright, open-concept layout. A versatile front flex room adapts easily as a home office, sitting area, or playroom. The kitchen anchors the space with upgraded quartz countertops, extended cabinetry, upgraded appliances, and refined lighting and plumbing fixtures. An oversized 8-foot island provides additional seating and workspace, seamlessly connecting the kitchen, dining, and living areas. Upstairs features three well-sized bedrooms, a large bonus room, and the convenience of upper-floor laundry. The primary suite offers a walk-in closet and a well-appointed ensuite, creating a comfortable and private retreat. The professionally developed basement, completed by the builder, offers 9-foot ceilings, fire-rated separation, two additional bedrooms, a full bathroom, and a spacious recreation area. A separate side entrance and rough-ins for a future kitchen provide added flexibility for extended family or future legal suite potential (subject to City of Calgary approval). The exterior is equally well considered, with a fully fenced yard, a large rear deck, and a poured concrete pad ready for a future hot tub. The double detached garage is finished with durable Hardie board siding to match the home. All improvements have been completed with permits, and a compliant RPR is available. Mahogany is one of Calgary's premier lake communities, offering year-round access to the lake, beaches, parks, pathways, playgrounds, schools, and the shops and restaurants of Westman Village just minutes away. With its size, level of finish, fully developed basement, and overall

functionality, this property is competitively positioned within the Mahogany market—offering a level of space and upgrades that is increasingly difficult to find at this price point.