



**234 Magnolia Way SE**  
**Calgary, Alberta**

**MLS # A2297838**



**\$739,800**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,718 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<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, Few Trees, Landscaped, Level, Rectangular Lot, Street Lighting, Z		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** TV Wall Mounts, Wall Shelves

Welcome to this beautifully finished, fully developed home in Mahogany, offering over 1,700 sq ft above grade plus a builder finished basement for a truly turnkey opportunity. Thoughtfully designed in warm, modern tones, this home stands out with an airy Scandinavian inspired feel, a functional family layout, and one of its most compelling features: an exceptional indoor-outdoor living experience that is rarely found in the area. From the moment you step inside, the home makes a strong first impression with a spacious front entry, complete with a front closet and convenient access to both the upper and lower levels. As you move into the heart of the home, the layout opens up beautifully with a central kitchen that anchors the space while overlooking the back dining area and living room, creating the kind of connected main floor that works just as well for daily life as it does for entertaining. The kitchen is a true showpiece, finished with stylish white oak-inspired cabinetry, black hardware, raised cabinetry to the bulkhead, stainless steel appliances, a gas stove, elongated white subway tile backsplash, and white quartz counters with soft grey veining. A large central island offers plenty of prep space and casual seating, while the walk-through pantry connects seamlessly to the back mudroom and double attached garage. At the rear of the home, the living and dining spaces are filled with natural light through the wall to wall windows and patio doors, designed to make the most of the backyard setting (but don't worry the central A/C will keep you cool all summer long). The living room is warm and inviting, highlighted by an electric fireplace with a wood mantle and built-in wood shelving. The dining area is generously sized with a modern light fixture above, while dual central sliding patio doors create a standout feature, opening the home to the deck and oversized backyard

beyond. With more outdoor space than many homes in the area and trees along the back, this setting creates a rare and highly desirable indoor-outdoor lifestyle. Upstairs, a central bonus room with a transom window creates a bright and versatile second living space, while glass railing wraps the upper level and enhances the open feel throughout. The primary suite is a relaxing retreat with a walk-in closet complete with organizers and a beautifully finished 5 piece ensuite featuring dual sinks, a soaker tub, a standalone shower, and marble look vinyl tile flooring. Two additional bedrooms, a full 4 piece bathroom, and a separate laundry room complete the upper level. The fully finished basement adds even more value, offering a central rec room, a full bedroom, a 4-piece bathroom, and a mechanical room that still provides excellent storage. Located close to two playgrounds and in one of Calgary's most sought-after lake communities, Mahogany offers an unmatched lifestyle with lake access, beaches, pathways, parks, schools, shops, and restaurants all nearby.