



**332 Magnolia Crescent SE
Calgary, Alberta**

MLS # A2300061



\$969,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,255 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Basement electric range, washer and dryer, refridgerator, dishwasher, range hood

Welcome to this stunning 2025-built NEW home in the sought-after lake community of Mahogany, offering modern design, exceptional functionality, and incredible income potential. The MAIN FLOOR features a rare and versatile layout with a spacious BEDROOM and a convenient 4-piece bathroom just steps away—ideal for multi-generational living or guests. The heart of the home is the impressive living room with soaring 19-FOOT CEILING, a cozy fireplace, and expansive windows that flood the space with natural light. The bright, contemporary kitchen showcases white cabinetry, quartz countertops, a gas range, and a sleek wall-mounted chimney hood fan—perfect for both everyday living and entertaining. Upstairs, you’ll find a luxurious primary suite retreat, along with two additional generously sized bedrooms, a full 4-piece bathroom, and a versatile loft-style bonus room—perfect for a home office, play area, or media space. The fully finished basement offers a LEGAL SUITE with 9-foot ceilings, complete with its own living room, full kitchen, two bedrooms, and a full bathroom—an excellent mortgage helper or private space for extended family. Enjoy a sunny SOUTH-FACING backyard and a bright, inviting interior throughout the home. Located in the vibrant lake community of Mahogany, you’ll have access to parks, pathways, schools, shopping, and year-round lake amenities.