



**326 Magnolia Way SE  
Calgary, Alberta**

**MLS # A2175862**



**\$774,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,194 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Street Lighting, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Introducing the exquisite "Tilsa" by Hopewell Residential in the vibrant community of Mahogany. This expansive home is thoughtfully designed for both entertaining and relaxation, featuring a versatile main-floor flex room perfect for work, play, or even a hobby or homework room. The open-concept living and dining area offers an inviting layout, perfect for family gatherings and entertaining friends. At the heart of the home, the kitchen is a chef's dream, complete with a spacious island, extra drawers for organized storage, a sleek chimney hood fan, and abundant cabinetry. Upstairs, a beautifully placed bonus room separates the primary suite from the additional bedrooms, creating a sense of privacy and the ideal space for family movie nights or cozy evenings watching the big game. The primary bedroom provides a serene retreat, featuring a luxurious 5-piece ensuite and a spacious walk-in closet. Nearby, the upper floor laundry is conveniently located, offering easy access from all bedrooms. Outdoors, summer cookouts will be enjoyed all summer long with the sunny south exposure, while the 9' foundation and secondary entrance make this home ready for future basement development—perfect for a potential secondary suite (A secondary suite would be subject to approval and permitting by the city/municipality). The double attached garage completes this home, offering ample space for your vehicles and storage needs. Mahogany is one of Calgary's most sought-after lake communities, known for its 63-acre freshwater lake, two private beaches, and over 22,000 square feet of nearby commercial amenities. Perfect for families, Mahogany offers a wide array of parks, pathways, and recreational spaces, as well as quick access to nearby schools, shopping, and the South Health Campus. With its beautiful natural

surroundings and vibrant community spirit, Mahogany provides everything needed to create the lifestyle you've always envisioned.