

332 Magnolia Crescent SE
Calgary, Alberta

MLS # A2300061



\$969,000

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|------------------|---------------------------------------|---------------|------------------|
| 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 | | |

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|--------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| 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.