

168 Magnolia Manor SE Calgary, Alberta

MLS # A2343803



\$949,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,368 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Garden, C		

Heating:	Forced Air, Natural Gas, See Remarks, Solar	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), WaterSense Fixture(s)		
Inclusions:	Heat Pump, pergola, green house, solar panels		

3,198 SQ FT TOTAL DEVELOPED | 2023 BUILD | 22 OWNED SOLAR PANELS | 13.2 FT GARAGE | EV CHARGER READY | CORNER LOT BACKING & SIDING ONTO GREEN SPACE | MAHOGANY! Built in 2023 and still carrying Alberta New Home Warranty, this five-bedroom, four-full-bathroom home pairs 22 fully owned solar panels and a year-round heat pump with a premium corner lot that both backs and sides onto green space and walking paths, in the heart of Mahogany's lake community. The main floor offers 9-foot ceilings, luxury vinyl plank flooring, a private main floor bedroom/den and a full bathroom, giving you flexible space for a home office, guests or main-floor living. The living room is centred on a gas fireplace, and the kitchen features granite countertops, stainless-steel appliances, soft-close cabinetry, a large central island and a walk-through pantry. Upstairs: a generous bonus room with an included entertainment centre, upper-floor laundry and four bedrooms. The primary retreat has a walk-in closet with custom organizers and a spa-inspired ensuite. Three further bedrooms and a second full bathroom complete the upper level. The fully developed basement adds a large family and games room, a fifth bedroom and a full bathroom, ideal for teenagers, extended family or guests. Outside, the low-maintenance yard features artificial turf, a spacious deck with privacy screens, a lower patio with a pergola, a greenhouse and your own putting green, all opening onto green space. Alongside the solar panels and heat pump, which delivers efficient heating and air conditioning through the seasons, upgrades include a high-efficiency furnace, upgraded attic insulation, an active radon-mitigation system, a whole-home water softener, three under-sink water filtration systems, tinted windows and security film on select windows. The oversized attached double

garage is a standout: 13.2-ft ceilings with room for a car lift or trailer, premium polyaspartic flooring, a dedicated 50-amp/220V outlet and EV charger ready, plus a second 220V outlet. Steps to schools, parks, pathways, shopping and the Mahogany lake and Beach Club for year round lake lifestyles. Available for immediate possession.