

\$729,900 - 330 Magnolia Way Se, Calgary

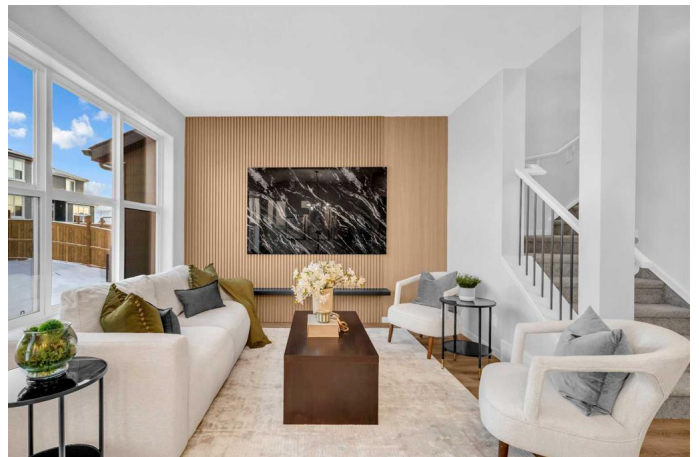
MLS® #A2193438

\$729,900

3 Bedroom, 3.00 Bathroom, 2,207 sqft
Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Welcome to the Beautiful Mahogany community. One WORDâ€™WOW! Thatâ€™s what you'll say once you walk into this fully upgraded, 2025 Brand new home. Mahogany living is perfect for those who love to have Bicycle pathways, water activities and nature living right at the doorstep. This house has total 2207 sq.ft living space. Boasting high ceilings and open living space at its finest, this 3 Bedroom, Office, Family room and 3 Bath. The main floor showcases an open floor plan with large foyer, Main floor office and Half-Washroom, huge mudroom, walk-through pantry with build-ins, LVP flooring, 9â€™ ceilings. The Kitchen is stunning with its TRENDY modern design, stainless-steel appliances, rangehood with custom millwork design, custom pullout cabinets with waste/recycling racks, massive island, and so much more. The flow into the expansive dining area and living area. You can not miss natural sunlight through you ENLARGED WINDOWS. Heading up to the 2nd level, youâ€™ll be pleased to find an expansive primary suite with 5pc ensuite and WIC . Down the hall is a large laundry room, beautiful 4pc bath and 2 additional bedrooms. Spacious Bonus room, perfect for movie nights or a place to hide all the toys. The basement is unfinished with separate side entrance and awaiting your creative ideas. Other highlights include extended 7 year envelope warranty, BBQ outlet at back deck and the list goes onâ€™! The difference is all in the detailsâ€™the sellers



were meticulous about this build and any new owner will appreciate all the thoughtfulness that went into this build, not to mention all the upgrades. Please view 3D tour and call NOW before is to late!

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2193438 |
| Price | \$729,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,207 |
| Acres | 0.08 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 330 Magnolia Way Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 3S6 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

| | |
|--------------|--|
| | Open Floorplan, Pantry, Quartz Counters, Smart Home |
| Appliances | Dishwasher, Electric Range, Electric Stove, Garage Control(s), Microwave, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, Humidifier |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other |
| Lot Description | Interior Lot |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Concrete, Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 8th, 2025 |
| Days on Market | 55 |
| Zoning | R-G |
| HOA Fees | 570 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.