

**425 Magnolia Way SE
Calgary, Alberta**

MLS # A2243606



\$974,999

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|------------------|---------------------------------------|---------------|------------------|
| Division: | Mahogany | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,370 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 6 | Baths: | 4 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Street Lighting | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Cement Fiber Board, Concrete, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s) | | |

Inclusions: None

Welcome to luxury and functionality in Mahogany—Calgary's award-winning lake community! This beautifully designed 6-bedroom, 4-bathroom home offers over 3,250 sq ft of professionally finished living space, including a legal 2-bedroom basement suite with a separate entrance—ideal for extended family or rental income. Built on a conventional lot with rear lane access, this property features an oversized 21' x 22' double garage, a smart layout, and high-end upgrades throughout. Main Floor Highlights: • Grand open-to-above entryway with soaring ceilings for a luxurious first impression. • 9' ceilings and sun-filled open-concept layout. • Chef's kitchen with: Quartz countertops, Full-height cabinets and tile backsplash, Upgraded stainless steel appliances, including a Wi-Fi-enabled gas range with air fryer, Double pantries for ample storage, Oversized kitchen island with built-in dishwasher, microwave, and sink on one side and cabinetry/storage on the other side. • Spacious dining area with wide sliding doors for seamless access to the backyard. • Cozy living area ideal for family gatherings. • Full 3-piece bathroom and main floor bedroom/office. • Gas line installed at the back for BBQ hookups—perfect for summer gatherings. • Smart features: Ring doorbell, garage door opener with camera and mic, Wi-Fi enabled appliances. • All bedrooms feature upgraded lighting mounts and are pre-wired for ceiling fan installation—ideal for year-round comfort and style. Upper Level: • Generous bonus/family room. • Luxurious primary suite with walk-in closet and spa-like 5-piece ensuite: tiled soaker tub, dual vanities, and separate shower. • Two more spacious bedrooms. • Full bathroom with dual sinks. • Convenient laundry room with Wi-Fi enabled side-by-side

washer/dryer with additional storage, and a separate linen closet.

Legal

Basement Suite: • Separate side entrance. • 2 bedrooms, full bath, and large open kitchen and living area. • Stacked laundry, and a private furnace with its own thermostat—ensuring independence and comfort for tenants or guests.

Community & Location: Live the lake life with full access to Mahogany's year-round amenities: • Beaches, splash park, skating rinks, tennis courts, and playgrounds. • Walking and biking paths. • Close to schools, shopping, dining, South Health Campus, and Mahogany Beach Club. • Quick access to Stoney Trail & Deerfoot Trail. • Two Parks within 500 Metres of the house. This is more than just a home—it's a complete lifestyle in one of Calgary's most sought-after communities. Don't miss out—book your private showing today before it's gone!