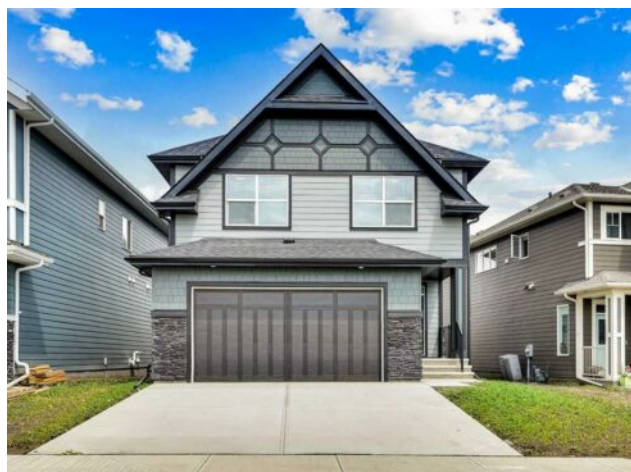


**425 Magnolia Way SE
Calgary, Alberta**

MLS # A2243606



\$974,999

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		

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!