

\$975,000 - 425 Magnolia Way Se, Calgary

MLS® #A2243606

\$975,000

6 Bedroom, 4.00 Bathroom, 2,370 sqft
Residential on 0.10 Acres

Mahogany, Calgary, Alberta

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



hookupsâ€”perfect for summer gatherings.

â€¢ Smart features: Ring doorbell, garage door opener with camera and mic, Wi-Fi enabled appliances.

â€¢ All bedrooms feature upgraded lighting mounts and are pre-wired for ceiling fan installationâ€”ideal for year-round comfort and style.

Upper Level:

â€¢ Generous bonus/family room.

â€¢ Luxurious primary suite with walk-in closet and spa-like 5-piece ensuite: tiled soaker tub, dual vanities, and separate shower.

â€¢ Two more spacious bedrooms.

â€¢ Full bathroom with dual sinks.

â€¢ Convenient laundry room with Wi-Fi enabled side-by-side washer/dryer with additional storage, and a separate linen closet.

Legal Basement Suite:

â€¢ Separate side entrance.

â€¢ 2 bedrooms, full bath, and large open kitchen and living area.

â€¢ Stacked laundry, and a private furnace with its own thermostatâ€”ensuring independence and comfort for tenants or guests.

Community & Location:

Live the lake life with full access to

Mahoganyâ€™s year-round amenities:

â€¢ Beaches, splash park, skating rinks, tennis courts, and playgrounds.

â€¢ Walking and biking paths.

â€¢ Close to schools, shopping, dining, South Health Campus, and Mahogany Beach Club.

â€¢ Quick access to Stoney Trail

& Deerfoot Trail.

â€¢ Two Parks within 500 Metres of the house. This is more than just a homeâ€”itâ€™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!

Built in 2025

Essential Information

MLS® #	A2243606
Price	\$975,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,370
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	425 Magnolia Way Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0G7

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	BBQ gas line, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2025
Days on Market	24
Zoning	R-G
HOA Fees	584
HOA Fees Freq.	ANN

Listing Details

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.