

# \$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 | 29              |
| Zoning         | R-G             |
| HOA Fees       | 584             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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