\$974,900 - 146 Magnolia Way Se, Calgary

MLS® #A2214188

\$974,900

7 Bedroom, 4.00 Bathroom, 2,253 sqft Residential on 0.08 Acres

Mahogany, Calgary, Alberta

**BE SURE TO CLICK ON & WATCH OUR BRANDED YOUTUBE VIRTUAL TOUR LINK! Over 3,100 livable square feet in this 7 Bedroom + 4 FULL Bath home with LEGAL BASEMENT SUITE + Separate Entrance, in the gorgeous Lake Community of Mahogany! Say hello to Main Floor features like 9' ceilings, beautiful, open-concept Kitchen with large island, Quartz countertops, full-height custom cabinetry, GAS stove and stainless steel appliances and lavish tile backsplash. There's also a VERY large walk-in pantry with plenty of storage options, a FULL Bathroom and a Bedroom, along with a large Living Room with electric fireplace, room to mount your flatscreen TV and large Dining Room as well. Upstairs, you'll find a large central Family/Bonus room ideal for relaxing with the family, Primary Bedroom with walk-in closet and lavish 5-pc Ensuite Bath with tiled soaker tub, separate shower and dual vanities. Three more additional bedrooms, another Full Bathroom, and walk-in Laundry Room, with additional storage, round out the Upper Level. The fully-finished Lower includes a LEGAL Basement Suite with a separate exterior entrance, as well as a separate furnace and water heater. There's also another full Kitchen with stainless steel appliances and spacious Living/Dining Room area. There are also 2 Bedrooms, and 4-pc Bath along with an in-suite, stacked, washer and dryer laundry area. The backyard has the deck already built, along with a patio for BBQ season! The







separate/private side entrance has paving stones laid down for easier access and maintenance. Enjoy lake access privileges with four-season lake living, and a short walk to recreation areas like tennis courts, splash park, playgrounds, hockey rink, sandy beaches, walking/biking paths and more! Also close to great shopping, schools, The South Health Campus hospital, The Mahogany Beach house and easy access to Stoney Trail and Deerfoot Trail. This is a wonderful home with possibility of using the Legal Suite as a mortgage helper or for your extended family living needs!

Built in 2023

Essential Information

MLS® # A2214188 Price \$974,900

Bedrooms 7

Bathrooms 4.00

Full Baths 4

Square Footage 2,253 Acres 0.08 Year Built 2023

Type Residential

Sub-Type Detached Style 2 Storey

Status Active

Community Information

Address 146 Magnolia Way Se

Subdivision Mahogany

City Calgary
County Calgary
Province Alberta

Postal Code T3M 3M6

Amenities

Amenities Beach Access, Clubhouse, Community Gardens, Party Room, Picnic

Area

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home,

Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove,

Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer

Stacked

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 23rd, 2025

Days on Market 10
Zoning R-G
HOA Fees 475
HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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