

# \$1,049,900 - 44 Magnolia Crescent Se, Calgary

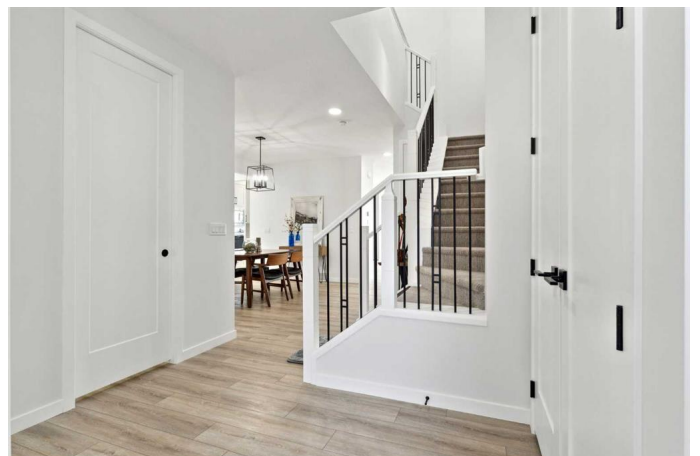
MLS® #A2228602

**\$1,049,900**

6 Bedroom, 5.00 Bathroom, 2,588 sqft  
Residential on 0.17 Acres

Mahogany, Calgary, Alberta

This exceptional EXECUTIVE RESIDENCE is virtually brand new and nestled on one of the largest PIE-SHAPED lots in Mahogany, offering unmatched privacy with NO REAR NEIGHBORS. Built by Excel Homes, the Hawthorne model delivers a thoughtful, modern floor plan that's ideal for both everyday living and entertaining. Inside, the home is FLOODED WITH NATURAL LIGHT through expansive windows and enhanced by CUSTOM window coverings throughout. Boasting 6 bedrooms and 4.5 bathrooms, this home is perfectly suited for large or multi-generational families. The lower level has been developed as a 2 bedroom LEGAL suite - fully accessible from the main floor as well. The main level features LUXURY VINYL PLANK flooring, a LARGE foyer adjacent to a mudroom with pocket door access from the garage. A SPACIOUS dining area is complemented by an adjacent PRIVATE OFFICE/DEN. The bright, open-concept living room includes a sleek ELECTRIC fireplace. The gourmet kitchen is stylish, a CHEF'S DREAM, equipped with upgraded appliances, a gas cooktop, built-in oven and microwave, soft-close cabinetry, quartz countertops, a walk-in pantry, and a substantial quartz island with extra seating. A spacious dining nook comfortably fits a table for ten and overlooks the MASSIVE backyard, already partially fenced and awaiting final grading by the builder. A stylish half bath completes the main floor. Upstairs, the bonus



room with vaulted ceiling offers additional living space alongside four generously sized bedrooms—each with walk-in closets. Two of the bedrooms feature private ensuites, including the luxurious master retreat, complete with double vanity, soaker tub, separate shower and spacious walk in closet. A main bathroom with dual vanities completes the upper level. The professionally developed lower level, finished by the builder, includes a LEGAL two-bedroom suite—ideal for rental income, extended family, or additional living space. It features its own KITCHEN, family room, bathroom, laundry room and a private side entrance. Currently set up as a short-term rental, this space offers great versatility. Located in Mahogany, one of Calgary's most desirable lake communities, this home grants access to a 64-acre lake with year-round recreation (swimming, boating, fishing, skating, etc), 74 acres of wetlands, 22 kilometers of pathways, and nearby urban village amenities, schools, easy access to major transportation routes. With tranquil views of a neighboring farmer's field, this rare property blends luxury, space, and serenity in an UNBEATABLE location.

Built in 2024

### Essential Information

MLS® #	A2228602
Price	\$1,049,900
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,588
Acres	0.17
Year Built	2024

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	44 Magnolia Crescent Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3M8

### **Amenities**

Amenities	Beach Access, Boating, Clubhouse, Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other, Private Yard
Lot Description	No Neighbours Behind, Pie Shaped Lot, Private
Roof	Asphalt
Construction	Composite Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            June 6th, 2025

Days on Market      22

Zoning                R-G

HOA Fees             582

HOA Fees Freq.     ANN

### **Listing Details**

Listing Office        RE/MAX Landan Real Estate

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