

# \$699,999 - 335 Magnolia Drive Se, Calgary

MLS® #A2202533

**\$699,999**

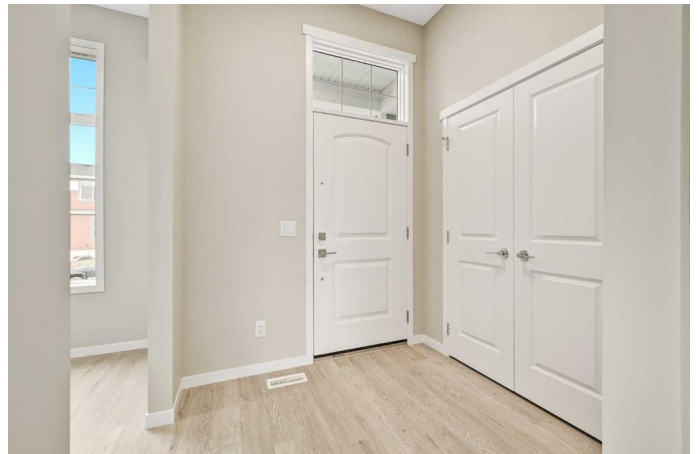
3 Bedroom, 3.00 Bathroom, 1,715 sqft  
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Step into modern living with this brand-new 2024 build home in the desirable community of Mahogany. Every detail has been meticulously upgraded for your comfort and style. This home showcases an open-concept layout with HUGE WINDOWS and soaring 10-foot ceilings on the main floor, 9-foot ceilings in the basement and upper floor, offering an airy, spacious feel throughout. It features 3 bedrooms and 2.5 bathrooms, luxury vinyl plank flooring on the main floor and stairs, and a gourmet kitchen with quartz countertops, extensive cabinetry, and a walk-in pantry. A dedicated office space on the main floor caters to the modern work-from-home lifestyle.

Among its \$40,000 in luxurious upgrades are pot lights throughout, a full-height standard kitchen wall tile behind an upgraded 30" stainless steel modern-style chimney hood fan, setting the scene for a culinary haven. All upgraded stainless steel appliances include a gas front control range, enhancing your cooking experience to gourmet levels. The addition of a Blanco 18" undermount sink adds a touch of elegance to functionality. Also, enjoy the convenience of A whirlpool front-load steam laundry set, and the property's water system is upgraded with a Waterboss high-efficiency water softener/conditioner, which ensures better tasting water, softer skin, and brighter fabrics.

Upstairs, you'll discover a spacious primary



bedroom featuring a walk-in closet and a dual sink vanity. Adjacent to it, there are two well-sized bedrooms and an additional full bathroom, providing ample space for family or guests. Also on this floor is a bonus room, equipped with pre-installed media wiring for a wall-mounted TV, ensuring the home is set for modern entertainment needs. The basement's well-thought-out layout has great potential for a separate suite(subject to approvals and permitting by the municipality) with its own entry and offers flexibility for rental income or multi-generational living.

Enjoy private access to Calgary's largest freshwater lake, ideal for paddle-boarding, boating, fishing, and benefit from nearby amenities like Mahogany Village Market for shopping, dining, and services. proximity to schools, and quick access to major roadways. Book your showing today!

Built in 2024

### Essential Information

MLS® #	A2202533
Price	\$699,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,715
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address 335 Magnolia Drive Se

Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3S3

### **Amenities**

Amenities	Beach Access, Clubhouse, Boating
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Gas Range, Microwave, Refrigerator, Washer/Dryer Stacked, Water Softener
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Cleared, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	23
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Complete 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.