



**GRASSROOTS**  
REALTY GROUP

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**338 Magnolia Way SE**  
**Calgary, Alberta**

**MLS # A2308777**



**\$949,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,259 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Located in the heart of Mahogany, this 2024 Jayman Built home offers a rare combination of thoughtful design, high-end upgrades, and built-in income potential. Featuring the Karma floorplan and over 2,250 sq ft above grade, this is a turn-key opportunity with a fully finished legal basement suite already tenanted through March 2027. The main floor is bright, open, and built for everyday living. Durable luxury vinyl plank flooring runs throughout, while the great room is anchored by an upgraded electric fireplace. The kitchen stands out with upgraded countertops on both the island and perimeter, premium KitchenAid appliances, under-cabinet lighting, garburator, and a dedicated reverse osmosis system. It's a space that balances clean design with real functionality. Upstairs, the layout continues to impress with a spacious primary retreat featuring a spa-inspired ensuite complete with a soaker tub and upgraded shower. Two additional bedrooms, a full bath, upper laundry, and a bonus room provide flexibility for families, guests, or work-from-home needs. The legal basement suite mirrors the quality of the main home, offering its own kitchen, living space, two bedrooms, and separate laundry. With a tenant already in place, it provides immediate and reliable income from day one. Beyond the finishings, this home is packed with upgrades that elevate day-to-day living. A commercial-grade Huebsch washer, Hunter Douglas blinds, upgraded interior doors, LED lighting, and enhanced carpet underlay all contribute to the overall feel of quality throughout. Outside, the fully landscaped backyard is designed for low-maintenance enjoyment, featuring a brick patio, privacy trees, gravel accents, and a custom fence with lattice detailing. The home also includes 10 solar panels to help offset utility costs, along with Gemstone exterior lighting that adds both curb appeal and

functionality. Technology and infrastructure have been carefully considered. The home is fully hardwired with Ethernet and includes Ubiquiti Wi-Fi access points for seamless connectivity. A full security system with cameras, monitored alarm, and smoke detection is already in place. Additional upgrades like a whole-home surge protector, smart water shut-off, water softener, central A/C, and an HRV system with UV and MERV 11 filtration ensure comfort, efficiency, and peace of mind year-round. This is a home that goes beyond the typical new build offering, combining modern design, advanced systems, and long-term value in one of Calgary's lake communities.