



289 Magnolia Way SE
Calgary, Alberta

MLS # A2323765



\$724,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,801 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Downstairs - Refrigerator, Electric Stove, Dishwasher, Microwave/Hoodfan Combo, Washer, Dryer, All Blinds

A Legal Basement Suite, Five Bedrooms, a Double Garage, and an Incredible Mahogany Lifestyle! Located on a quiet street in the established rear section of Mahogany, this beautifully designed Jayman-built home offers exceptional versatility for homeowners, multigenerational families, and investors. With three bedrooms upstairs, a professionally built two-bedroom legal basement suite, and a double detached garage, this property provides the space to grow while offering valuable rental-income potential. Low-maintenance landscaping creates an inviting first impression, while the main floor welcomes you with a bright front flex room that can easily serve as a home office, sitting room, playroom, or formal dining space. A conveniently located two-piece bathroom completes the front portion of the home. The main living area has been thoughtfully arranged for everyday comfort and entertaining. A central living room flows into the dining area, highlighted by a modern statement light fixture, while the kitchen is positioned at the back of the home overlooking the yard. The kitchen features white quartz countertops, a stacked subway-tile backsplash, stainless steel appliances, a box-style hood fan, and rich dark-blue upper and lower cabinetry. A walk-in pantry located across from the dining area provides excellent additional storage. The rear entrance includes a convenient closet and access to the fully fenced backyard. A ground-level deck and pergola create a welcoming outdoor space, while extensive stone landscaping keeps maintenance to a minimum. There is still a reasonable amount of usable yard space, even with the double detached garage. Upstairs, a central bonus room creates separation between the children's bedrooms and the private primary retreat, making it an ideal second family room, homework area, or media space. Two well-sized

secondary bedrooms are located at the back of the home, with a four-piece bathroom and laundry closet conveniently positioned nearby. The spacious primary bedroom overlooks the front of the property and includes a generously sized walk-in closet and a four-piece ensuite finished with quartz countertops and coordinating blue cabinetry. The Jayman-built legal basement suite significantly expands the home's possibilities. With its own private entrance, separate laundry, four-piece bathroom, and two generously sized bedrooms positioned on opposite sides of the central living space, the suite offers privacy and functionality. Its kitchen is finished with stainless steel appliances, quartz countertops, and grey cabinetry extending to the ceiling. Whether used as a mortgage helper, long-term rental, accommodation for extended family, or part of a broader investment strategy, the legal suite adds meaningful value and flexibility. Living in Mahogany means enjoying one of Calgary's most desirable lake communities. This property delivers an outstanding combination of lifestyle, location, and long-term investment potential.