



GRASSROOTS
REALTY GROUP

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421 Magnolia Way SE
Calgary, Alberta

MLS # A2330140



\$910,000

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,528 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Ring Doorbell, Ecobee Thermostat		

Welcome to this stunning, extensively upgraded two-storey home in the newer phase of Calgary's award-winning lake community of Mahogany. Offering over 2,500 sq. ft. above grade and built in 2024, this exceptional home provides the opportunity to enjoy the feel of a brand-new build without the wait. From the moment you arrive, the thoughtfully curated finishes and warm, earthy colour palette create an immediate sense of home. A spacious foyer with transom and side windows welcomes you inside where luxury vinyl plank flooring flows throughout the open-concept main level. Designed with both everyday living and entertaining in mind, the chef-inspired kitchen is anchored by an expansive quartz island and showcases ceiling-height two-tone shaker cabinetry, a full-height Noho Tierra Sol matte brick backsplash, designer pendant lighting, upgraded black and gold hardware, sleek stainless steel appliances, designer hood fan, lower cabinet microwave, a generous walk-in pantry, and an abundance of workspace. The spacious dining area and inviting living room are filled with natural light and open onto the rear deck through elegant French sliding door. Completing the main floor is a thoughtfully designed mudroom featuring upgraded built-in lockers, cubbies, bench seating and shelving, along with a stylish powder room. Upstairs, a spectacular vaulted bonus room creates the perfect gathering space for family movie nights or quiet evenings. Rarely found, this home offers four spacious bedrooms on the upper level, three complete with walk-in closets. The luxurious primary retreat is a true sanctuary, boasting a spa-inspired five-piece ensuite featuring an oversized tiled shower with upgraded fixtures, raised dual vanities with quartz countertops, full-length mirror, deep soaker tub with tile surround, private water closet, additional storage, and a generous walk-in closet.

A beautifully appointed main bathroom and an oversized laundry room complete with quartz counters, undermount sink, cabinetry, folding station and window add everyday convenience. The unfinished basement has already been drywalled, features a raised ceiling, oversized windows and a three-piece bathroom rough-in, providing the perfect canvas for your future development. One of this home's most impressive features is the rare triple attached garage, offering a tandem third bay ideal for a third vehicle, home gym, workshop or exceptional storage. Complete with a gas line and dedicated 110V electrical outlet, it's ready for your future plans. The home also features a back lane for your RV access. Perfectly situated just steps from a neighbourhood park in the newer section of Mahogany, you'll enjoy year-round lake privileges, beaches, extensive pathways, schools, restaurants, shopping and one of Calgary's most sought-after lifestyle communities. This is your opportunity to own a nearly new, beautifully upgraded home where every detail has already been thoughtfully completed.