



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

147 Magnolia Path SE
Calgary, Alberta

MLS # A2331209



\$829,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,320 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions:	N/A
--------------------	-----

Welcome to 147 Magnolia Path SE, a beautifully upgraded 2025-built home offering over 2,320 sq. ft. above grade plus a fully developed 2-bedroom legal basement suite. Located in Calgary's award-winning lake community of Mahogany, this impressive property combines modern finishes, generous living space and excellent income potential. The open-concept main floor features a bright living and dining area, a stylish kitchen with stainless steel appliances, a sophisticated white-and-grey colour palette, black fixtures, a pantry and ample workspace. A private den provides the perfect setting for a home office, while two convenient half bathrooms add functionality for family and guests. Upstairs, you'll find a spacious bonus room, laundry room and three well-sized bedrooms. The primary retreat includes a walk-in closet and a luxurious five-piece ensuite. The two additional bedrooms share a second full bathroom. The legal basement suite offers a separate living space complete with two bedrooms, a kitchen, a full bathroom, a large recreation area, its own laundry and excellent rental or multigenerational living potential. A double attached garage completes this exceptional home. Enjoy year-round access to Mahogany's lake, beaches, parks, pathways, schools, shopping, dining and everyday amenities. A fantastic opportunity to own a nearly new, move-in-ready home in one of Calgary's most desirable communities!