



GRASSROOTS
REALTY GROUP

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399 Magnolia Drive SE
Calgary, Alberta

MLS # A2331310



\$669,999

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,749 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: NA

Welcome to 399 Magnolia Drive SE, a modern two storey home with a basement legal suite in the heart of Mahogany, one of Calgary's most sought after lake communities. Built in 2023, this thoughtfully designed home offers 5 bedrooms, 3.5 bathrooms, and 1,749 sq. ft. RMS above grade, fully finished basement legal suite(2 bedrooms) with a separate private entrance. The main level features a bright open concept layout with quartz countertops, a large kitchen island, luxury vinyl plank flooring, a dedicated home office, and spacious living and dining areas designed for comfortable everyday living and entertaining. Upstairs, you'll find a generous primary bedroom complete with a walk-in closet and 3-piece ensuite, along with two additional bedrooms, a full bathroom, and the convenience of upper-level laundry. The legal basement is an excellent mortgage helper or investment opportunity, offering 2 bedrooms, a full kitchen, a 4-piece bathroom, with a laundry, and its own private entrance. The main floor is vacant, providing immediate possession for an owner-occupant, while the basement is currently tenanted with a lease in place until August 2026. Outside, enjoy a private backyard, rear alley access with a parking pad, and an unbeatable location just minutes from Mahogany Lake, the Mahogany Beach Club, parks, playgrounds, schools, shopping, restaurants, and extensive walking and biking pathways. A rare opportunity to own a nearly new home with a legal suite in one of Calgary's premier lake communities, ideal for homeowners and investors alike.