



GRASSROOTS
REALTY GROUP

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168 Magnolia Manor SE
Calgary, Alberta

MLS # A2349098



\$949,999

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,363 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Garden, C		

Heating:	Forced Air, Heat Pump, Solar	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), WaterSense Fixture(s)		
Inclusions:	Heat Pump, Pergola, greenhouse, Solar panels		

Welcome to a home where everyday living feels like a getaway! Built in 2023 with the balance of its Alberta New Home Warranty remaining, this 5-bedroom, 4-full-bathroom home (plus a dedicated office) sits on a prime corner lot, backing and siding onto serene green space in Mahogany. ENERGY EFFICIENCY: 22 fully owned solar panels, year-round heat pump (heating & AC), and whole-home water softener. SPACIOUS INTERIOR: 9-foot ceilings on all levels paired with durable luxury vinyl plank flooring throughout. DEVELOPED BASEMENT: Fully finished space featuring a private side entrance, ideal for guests or extended family. OVERSIZED GARAGE: Soaring 13.2-foot ceilings and a 50-amp/220V outlet ready for an EV charger. BACKYARD OASIS: Extra-wide deck, charming pergola, and your very own mini-golf putting green. UNBEATABLE LOCATION: Walk to local schools and parks, enjoy full access to the iconic Mahogany Beach Club, and live just minutes from the South Health Campus hospital. Bright, practical, and packed with top-tier upgrades, this home is completely move-in ready!