

# \$974,900 - 146 Magnolia Way Se, Calgary

MLS® #A2214188

**\$974,900**

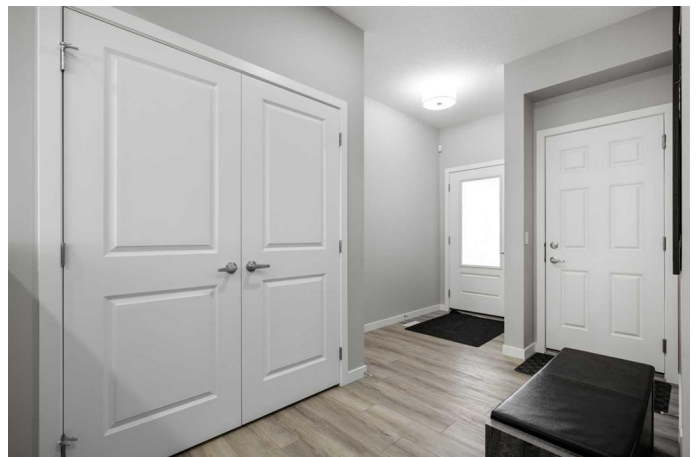
7 Bedroom, 4.00 Bathroom, 2,253 sqft

Residential on 0.08 Acres

Mahogany, Calgary, Alberta

**\*\*BE SURE TO CLICK ON & WATCH OUR  
BRANDED YOUTUBE VIRTUAL TOUR LINK!**

Over 3,100 livable square feet in this 7 Bedroom + 4 FULL Bath home with LEGAL BASEMENT SUITE + Separate Entrance, in the gorgeous Lake Community of Mahogany! Say hello to Main Floor features like 9'™ ceilings, beautiful, open-concept Kitchen with large island, Quartz countertops, full-height custom cabinetry, GAS stove and stainless steel appliances and lavish tile backsplash. There's also a VERY large walk-in pantry with plenty of storage options, a FULL Bathroom and a Bedroom, along with a large Living Room with electric fireplace, room to mount your flatscreen TV and large Dining Room as well. Upstairs, you'll find a large central Family/Bonus room ideal for relaxing with the family, Primary Bedroom with walk-in closet and lavish 5-pc Ensuite Bath with tiled soaker tub, separate shower and dual vanities. Three more additional bedrooms, another Full Bathroom, and walk-in Laundry Room, with additional storage, round out the Upper Level. The fully-finished Lower includes a LEGAL Basement Suite with a separate exterior entrance, as well as a separate furnace and water heater. There's also another full Kitchen with stainless steel appliances and spacious Living/Dining Room area. There are also 2 Bedrooms, and 4-pc Bath along with an in-suite, stacked, washer and dryer laundry area. The backyard has the deck already built, along with a patio for BBQ season! The



separate/private side entrance has paving stones laid down for easier access and maintenance. Enjoy lake access privileges with four-season lake living, and a short walk to recreation areas like tennis courts, splash park, playgrounds, hockey rink, sandy beaches, walking/biking paths and more! Also close to great shopping, schools, The South Health Campus hospital, The Mahogany Beach house and easy access to Stoney Trail and Deerfoot Trail. This is a wonderful home - with possibility of using the Legal Suite as a mortgage helper or for your extended family living needs!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2214188    |
| Price          | \$974,900   |
| Bedrooms       | 7           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,253       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 146 Magnolia Way Se |
| Subdivision | Mahogany            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3M6             |

**Amenities**

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Community Gardens, Party Room, Picnic Area |
| Parking Spaces | 4                                                                   |
| Parking        | Double Garage Attached                                              |
| # of Garages   | 2                                                                   |

## Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked      |
| Heating           | Forced Air, Natural Gas                                                                                                                       |
| Cooling           | None                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                             |
| Fireplaces        | Electric                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                         |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Entrance, Private Yard           |
| Lot Description   | Back Yard, Rectangular Lot               |
| Roof              | Asphalt Shingle                          |
| Construction      | Cement Fiber Board, Concrete, Wood Frame |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | R-G              |
| HOA Fees       | 475              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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