

30 Magnolia Path SE
Calgary, Alberta

MLS # A2188679



\$869,900

Division:	Mahogany		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,305 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to Your Dream Home! Nestled in the award-winning lakeside community of Mahogany, this stunning, fully finished home offers over 3,200 sq. ft. of luxurious living space. Designed for comfort & style, it's almost brand new (only 3 months old) and features 4 spacious bedrooms & 3.5 bathrooms, providing ample room for the whole family. Step inside to discover a bright, open-concept layout enhanced by expansive windows, flooding the home with natural light. This meticulously upgraded residence boasts Hardie board siding, 9’ ceilings on both the main level & basement, elegant LVP flooring, maple & iron railings, custom light fixtures, MDF kitchen & bathroom cabinets, quartz countertops, & more. Additional features include a main-floor flex room/office with French doors, custom blinds, two WiFi-enabled Ecobee 3 thermostats, & an inside garage camera. (A complete list of upgrades is available in the supplements.) The gourmet kitchen is a chef’s delight, featuring high-end stainless steel appliances, quartz countertops, a built-in microwave, soft-close cabinetry, a duo silk granite sink, & a spacious island-perfect for entertaining. Upstairs, the luxurious primary suite is a true retreat, complete with a spa-like ensuite featuring a soaker tub, oversized shower, double vanity, & quartz countertops. Two generously sized secondary bedrooms each offer walk-in closets, while the convenient upstairs laundry & dual-sink secondary bathroom add to the home’s thoughtful design. The spacious bonus room is ideal for a playroom, media space, or relaxing with family. The fully finished basement extends your living space with 9’ ceilings, a large bedroom, a full bathroom, & a bright, open living area-perfect for entertaining or additional family space. Living in Mahogany means enjoying private lake & beach access, scenic walking trails, parks, &

vibrant community amenities-all just minutes away. This exceptional home is move-in ready and waiting for you! Don't miss out-schedule your private viewing today!