

# \$699,999 - 335 Magnolia Drive Se, Calgary

MLS® #A2202533

**\$699,999**

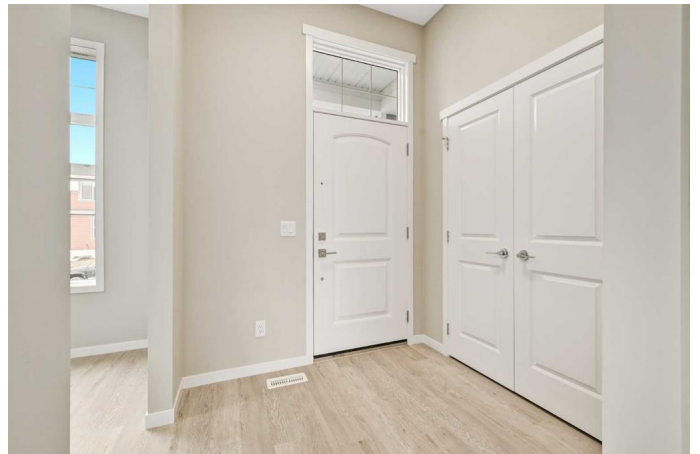
3 Bedroom, 3.00 Bathroom, 1,715 sqft  
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Step into modern living with this brand-new 2024 build home in the desirable community of Mahogany. Every detail has been meticulously upgraded for your comfort and style. This home showcases an open-concept layout with HUGE WINDOWS and soaring 10- foot ceilings on the main floor, 9-foot ceilings in the basement and upper floor, offering an airy, spacious feel throughout. It features 3 bedrooms and 2.5 bathrooms, luxury vinyl plank flooring on the main floor and stairs, and a gourmet kitchen with quartz countertops, extensive cabinetry, and a walk-in pantry. A dedicated office space on the main floor caters to the modern work-from-home lifestyle.

Among its \$40,000 in luxurious upgrades are pot lights throughout, a full-height standard kitchen wall tile behind an upgraded 30" stainless steel modern-style chimney hood fan, setting the scene for a culinary haven. All upgraded stainless steel appliances include a gas front control range, enhancing your cooking experience to gourmet levels. The addition of a Blanco 18" undermount sink adds a touch of elegance to functionality. Also, enjoy the convenience of A whirlpool front-load steam laundry set, and the property's water system is upgraded with a Waterboss high-efficiency water softener/conditioner, which ensures better tasting water, softer skin, and brighter fabrics.

Upstairs, you'll discover a spacious primary



bedroom featuring a walk-in closet and a dual sink vanity. Adjacent to it, there are two well-sized bedrooms and an additional full bathroom, providing ample space for family or guests. Also on this floor is a bonus room, equipped with pre-installed media wiring for a wall-mounted TV, ensuring the home is set for modern entertainment needs. The basement's well-thought-out layout has great potential for a separate suite(subject to approvals and permitting by the municipality) with its own entry and offers flexibility for rental income or multi-generational living.

Enjoy private access to Calgary's largest freshwater lake, ideal for paddle-boarding, boating, fishing, and benefit from nearby amenities like Mahogany Village Market for shopping, dining, and services. proximity to schools, and quick access to major roadways. Book your showing today!

Built in 2024

**Essential Information**

MLS® #	A2202533
Price	\$699,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,715
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	335 Magnolia Drive Se
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Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3S3

### **Amenities**

Amenities	Beach Access, Clubhouse, Boating
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Gas Range, Microwave, Refrigerator, Washer/Dryer Stacked, Water Softener
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	48
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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