

\$839,900 - 30 Magnolia Path Se, Calgary

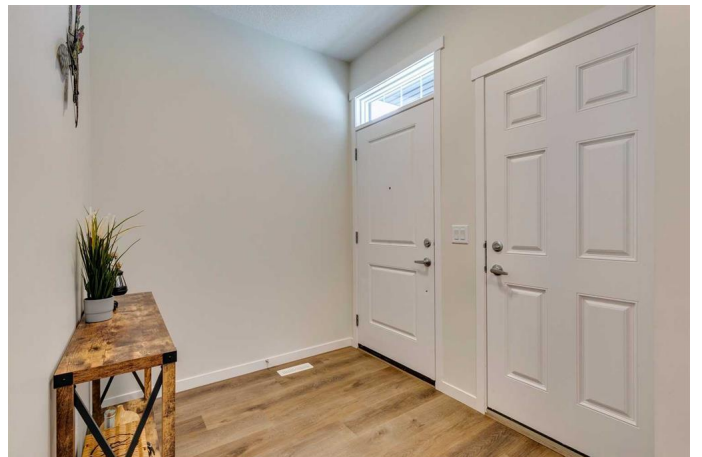
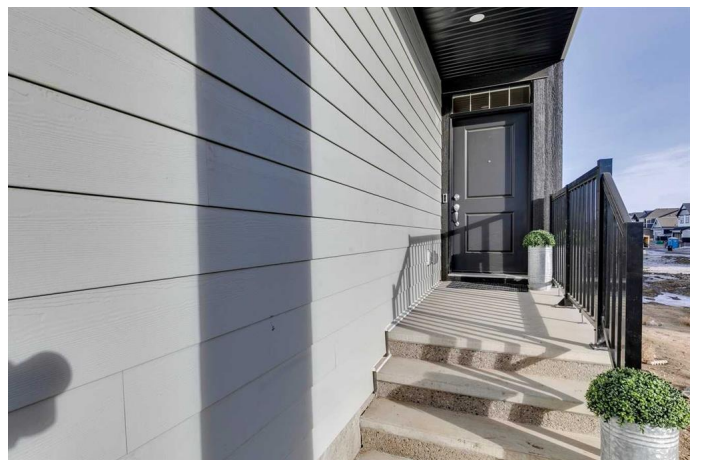
MLS® #A2188679

\$839,900

4 Bedroom, 4.00 Bathroom, 2,305 sqft
Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Drastic Price Reduction! Don't Miss Out!
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 by Hopewell Residential for comfort & style, this LUNA 3 model is 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, 9â€™™ 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 chefâ€™™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!

Built in 2024

Essential Information

MLS® #	A2188679
Price	\$839,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,305
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	30 Magnolia Path Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 3T4

Amenities

Amenities Playground, Clubhouse, Park

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Induction Cooktop

Heating Forced Air

Cooling Rough-In

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Rectangular Lot, Zero Lot Line

Roof Asphalt Shingle

Construction Wood Frame, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed January 31st, 2025

Days on Market 40

Zoning R-G

HOA Fees 582

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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