

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

MLS® #A2202533

**\$699,999**

3 Bedroom, 3.00 Bathroom, 1,715 sqft

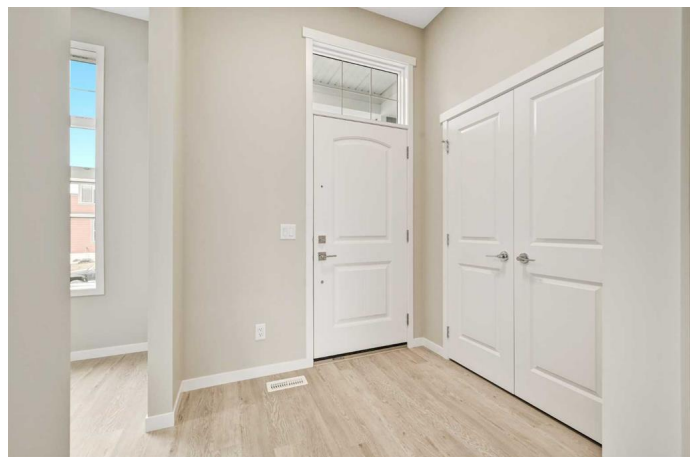
Residential on 0.07 Acres

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 |
|---------|-----------------------|

|             |          |
|-------------|----------|
| 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 | 51               |
| Zoning         | R-G              |
| HOA Fees       | 582              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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