

# \$679,900 - 72 Magnolia Way Se, Calgary

MLS® #A2224353

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,668 sqft  
Residential on 0.07 Acres

Mahogany, Calgary, Alberta

Welcome to this stunning Jayman-built and certified home, featuring the highly sought-after 2-storey Sonata floor plan, located on a quiet street in the award-winning lake community of Mahogany. Thoughtfully designed and beautifully upgraded, this home offers the perfect blend of comfort, efficiency, and style.

Step inside to discover the signature lowered front living room, where soaring 12-foot ceilings and oversized windows flood the space with natural light. The wainscoting feature wall and rich vinyl plank flooring add a custom touch that continues throughout the main level. Just five steps up, the elevated dining area and gourmet kitchen overlook the living space, framed by sleek black wrought iron railings. Anchored by a modern light fixture, the kitchen features light grey cabinetry, concrete-style quartz countertops, a farmhouse-style ceramic apron sink, upgraded appliances including a gas stove, gold hardware, a wood-style hood fan, and striking pendant lighting above the island.

At the back of the home, a small mudroom provides access to the raised deck, backyard, and an oversized 24' x 22' double garage with 8' overhead door, plus rough-in wiring for an electric car charger. Sitting on a wider 27' lot, the home offers more space than most comparable properties.



Upstairs, the Berber carpet and wrought iron railings continue the elevated feel. The back-facing primary suite is complete with dual gold sconces, a spacious closet, and a luxurious 5-piece ensuite featuring dual sinks, a standalone soaker tub, modern mirrors, and a glass-enclosed shower. Two additional well-sized bedrooms, a second full bathroom, and a conveniently located laundry closet complete the upper level.

The basement remains unfinished but offers exceptional future potential with a raised section featuring ceiling heights up to 12 feet. This space has already been roughed in and awaits your vision.

Loaded with smart and energy-efficient features, the home includes solar panels, tankless hot water heater, high-efficiency mechanical systems, central air conditioning, and a HRV system. Tech-savvy buyers will appreciate the Smart Eufy Doorbell Camera, Ring Floodlight Camera at the rear, and programmable Hunter Douglas roller blinds that automatically adjust at sunrise and sunset.

Mahogany isn't just a neighbourhood—it's a lifestyle. Enjoy access to Calgary's largest lake, with over 64 acres of water, multiple beach entry points, walking trails, green spaces, and family-friendly amenities right outside your door. With showhome-level finishes and a floor plan that has developed a near cult following, this home checks every box. It shows 10/10 and is ready to welcome its next owners—come experience it for yourself!

Built in 2021

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2224353    |
| Price          | \$679,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,668       |
| Acres          | 0.07        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 72 Magnolia Way Se |
| Subdivision | Mahogany           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 2W7            |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings            |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Wood Frame, Cement Fiber Board                              |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 5              |
| Zoning         | R-G            |
| HOA Fees       | 582            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

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

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