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30 Magnolia Path SE  
Calgary, Alberta

MLS # A2188679



**\$869,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!