

# \$729,900 - 211 Magnolia Drive Se, Calgary

MLS® #A2208753

**\$729,900**

6 Bedroom, 5.00 Bathroom, 1,697 sqft

Residential on 0.07 Acres

Mahogany, Calgary, Alberta

**\*OPEN HOUSE SATURDAY 19TH APRIL**

**12PM-3PM\*** An incredible opportunity to meet your growing family needs or expand your investment portfolio, with 6 BEDROOMS and 5 BATHROOMS and over 2471 sq ft of developed living space, this property truly has it all. The flexibility of living upstairs while renting out the lower level, awaits with this stunning property featuring a 2-bedroom, 2-bathroom LEGAL SUITE WITH A SEPARATE ENTRANCE. The main level boasts an open-concept layout enhanced by elegant vinyl flooring, providing a warm contrast to the modern finishes. At the front, a standout feature includes a MAIN FLOOR BEDROOM which can also be used as a versatile flex room whether for work, relaxation, or play. Across from the room is a FULL BATH, a unique feature on the MAIN FLOOR. Further down the hall, large rear windows flood the space with natural light, creating a bright and welcoming atmosphere. The centerpiece of the home is the centrally located kitchen, a perfect blend of modern aesthetics and natural tones, highlighted by the island's warm feel and a subtle backsplash. A dining area ideal for hosting family dinners, while the cozy living room provides the perfect spot for movie nights or watching the big game. Upstairs, the primary suite and the additional bedrooms, offering both privacy and functionality. The primary bedroom features a luxurious 4-piece ensuite with double vanity sinks and a generous



walk-in closet. Two additional bedrooms, a convenient upper laundry room, and another 4-piece bathroom complete the upper level, making it perfect for a growing family. The highlight of this property is the fully equipped 2-bedroom, 2-bathroom legal suite with its own separate entrance and laundry. This suite is ideal as a mortgage helper or in-law accommodation, complete with a full kitchen, a comfortable living area, and two spacious bedrooms. The suite ensures complete independence and privacy for tenants or additional family members. The spacious lot also provides space for a future garage while maintaining a backyard. Nestled in one of Calgary’s most desirable lake communities, Mahogany, this home offers more than just a place to live—it provides an unparalleled lifestyle. Enjoy exclusive access to Calgary’s largest freshwater lake, perfect for swimming, paddleboarding, fishing, and relaxing on sandy beaches. With vast acres of wetlands, beautifully landscaped parks, and extensive walking and biking trails, Mahogany is a haven for outdoor enthusiasts. The nearby market offers a variety of shops, restaurants, and services, ensuring all your needs are met. With its convenient access to major roadways, top-rated schools, and a vibrant, family-friendly atmosphere, Mahogany represents an extraordinary place to call home. Book your showing today!

Built in 2023

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2208753  |
| Price          | \$729,900 |
| Bedrooms       | 6         |
| Bathrooms      | 5.00      |
| Full Baths     | 5         |
| Square Footage | 1,697     |

|            |             |
|------------|-------------|
| Acres      | 0.07        |
| Year Built | 2023        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 211 Magnolia Drive Se |
| Subdivision | Mahogany              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 3S7               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Recreation Facilities  |
| Parking Spaces | 2                      |
| Parking        | Off Street, Rear Drive |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer                                                                                                       |
| Heating           | Forced Air                                                                                                                                                                      |
| Cooling           | Other                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                                           |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Other              |
| Lot Description   | Back Lane          |
| Roof              | Asphalt Shingle    |
| Construction      | Cement Fiber Board |
| Foundation        | Poured Concrete    |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 4th, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 16  |
| Zoning         | R-G |
| HOA Fees       | 599 |
| HOA Fees Freq. | ANN |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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