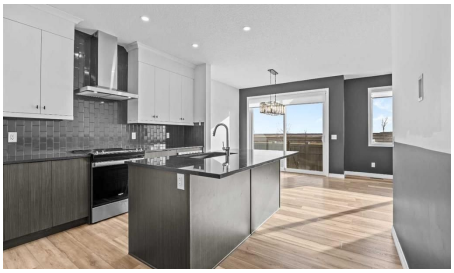
228 Magnolia Crescent SE

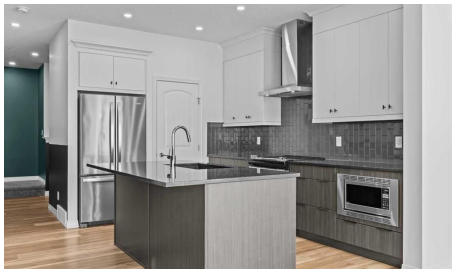
Calgary | Active | MLS® A2356459

$775,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2024**	**1,927.59 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Broker

A closer look

Welcome to 228 Magnolia Crescent SE, a 2024-built home in the lake community of Mahogany with four bedrooms above grade, three full bathrooms, and a fully legal suite in the basement that helps with the mortgage from day one. Picture a crisp afternoon skating on the lake, a walk home along the pathway, and settling into a house that already works for every stage of family life.

Mornings start in the kitchen, where the central island becomes the spot for breakfast, homework and catching up. Stone counters, a stacked tile backsplash, a hood fan, stainless appliances and a walk-in pantry keep everything within reach. Dinner moves easily to the dining area beside sliding doors to the back patio, and evenings settle into the living room around the linear fireplace, with oversized windows bringing in natural light. A main floor bedroom with its own full bathroom gives grandparents and guests a space of their own, or makes a home office away from the busy part of the house.

When the day winds down, the central bonus room becomes the family gathering spot for movie nights and slow Saturday mornings. The primary retreat looks out over the street and offers a walk-in closet and an ensuite with a long vanity and a walk-in shower with both a rain head and handheld wand. Two more bedrooms, a full bathroom and a dedicated laundry room with a folding counter keep laundry right where it happens.

Then there is the suite. Fully legal, it has its own full kitchen with peninsula seating, a complete stainless appliance package, a living area with a built-in desk nook, a bedroom, a full bathroom and its own laundry. No additional work is needed, as it is already set up for either a short-term rental or a long-term tenant, with all of the basement furniture included.

Step out back and the fully fenced yard has room for the kids and the dog to run, with a paver patio and gas line for summer barbecues, additional Craftsman storage, and no neighbours directly behind. Permanent Gemstone lights can be set for any holiday or occasion, solar panels help offset energy costs, central air conditioning keeps the home comfortable all summer, and the double attached garage is drywalled, heated and fitted with overhead storage.

Life in Mahogany is built around two private lakes and the Beach Club. Summer brings beach days, swimming, paddleboarding, kayaking and fishing, while winter means skating on the lake and the outdoor rinks. Between seasons there are splash parks, playgrounds, tennis and pickleball courts, community events and kilometres of walking and cycling pathways. Elementary schools are minutes away, and the Brookfield Residential YMCA, South Health Campus and the shops and restaurants of Seton are about ten minutes from home. With quick access to Stoney Trail and Deerfoot Trail, getting anywhere in the city is easy.

A home that grows with your family, a legal suite that helps pay the way, and lake living in every season.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2356459
Bedrooms	5
Bathrooms	4
Year Built	2024
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,927.59 sq. ft.
Main Level Finished Area:	858.76 sq. ft.
Upper Level Finished Area:	1,068.83 sq. ft.
Below Grade Finished Area:	770.97 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,262 sq. ft.
Lot Frontage:	22'2"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2024 (Age: 2)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4

Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	1
Plan:	2311733
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Stone, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Lower Level, Multiple Locations, Upper Level
HOA Fee:	$603.54
City Quadrant:	Southeast

Community:	Mahogany
Amenities:	Beach Access, Clubhouse, Playground
Appliances:	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Microwave, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Dishwasher in Basement, Range in Basement, Microwave in Basement, Refrigerator in Basement, Washer/ Dryer in Basement, TV & TV Mount in Basement, Doorbell & Security Camera(s), All Basement Furniture & Accessories, Solar Panels
Restrictions:	Utility Right Of Way
Main Floor	Bedroom · 9'7" × 8'7" ·
Main Floor	Dining Room · 10'6" × 8'6" ·
Main Floor	Foyer · 9'1" × 6'3" ·
Main Floor	Kitchen · 14'5" × 12'9" ·
Main Floor	Living Room · 12'5" × 12'1" ·
Upper Level	Bedroom · 12'10" × 10'6" ·
Upper Level	Bedroom · 12'9" × 12' ·
Upper Level	Family Room · 14'5" × 12'11" ·
Upper Level	Laundry · 8'2" × 5'8" ·
Upper Level	Bedroom - Primary · 16'1" × 13'2" ·
Basement	Bedroom · 11'8" × 11'2" ·
Basement	Kitchen · 10'11" × 9'6" ·
Basement	Game Room · 15'8" × 11'6" ·
Basement	Furnace/Utility Room · 14'5" × 7'3" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Lighting, Private Entrance, Private Yard

Patio And Porch Features:	Patio, See Remarks
Lot Features:	Back Yard, Close to Clubhouse, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Private, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/228-magnolia-crescent-se-calgary-a2356459/

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