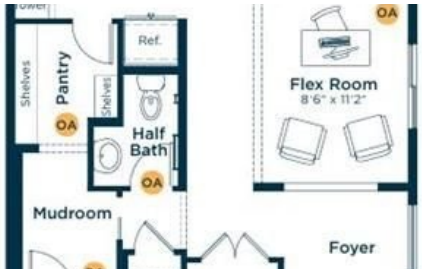
346 Magnolia Way SE

Calgary | Active | MLS® A2326517

$775,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**2026**	**2,551 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

QUALIFIED FIRST TIME BUYERS WILL BE ELIGIBLE FOR THE FIRST TIME BUYERS GST REBATE! This is the perfect opportunity for the discriminating buyer to CUSTOMIZE your new home with your own DESIGN CHOICES. This home is not yet built, so there is plenty of time to choose your own options & upgrades. Possession will be 5-8 months from the time you firm up an offer and this beautiful home will sit on an awesome lot with a SOUTH BACKYARD. Presenting the OXFORD by Excel Homes. 5 BEDROOMS ABOVE GRADE | 2,550 SQ. FT. | MAIN FLOOR BEDROOM OR FLEX ROOM | BONUS ROOM | BUILT GREEN CERTIFIED Welcome to a stunning new home that perfectly blends modern design with exceptional family functionality. Offering an impressive 2,550 square feet of thoughtfully designed living space, this contemporary floor plan features an expansive open-concept layout that's ideal for both everyday living and entertaining. With 5 bedrooms above grade, this home easily accommodates growing families, including a versatile main floor bedroom that can also be customized as a private flex room or home office-the choice is yours. The heart of the home is the oversized kitchen overlooking the spacious great room, creating the perfect gathering space for family dinners, celebrations, and entertaining guests. Upstairs, you'll discover four generously sized bedrooms, including a luxurious primary retreat complete with a spa-inspired 5-piece ensuite and an oversized walk-in closet. A centrally located bonus room & additional flex room, provides additional living space that's perfect for movie nights, a children's playroom, or a dedicated home office, while the convenient upper-floor laundry room and full 4-piece family bathroom complete the upper level. Built by award-winning Excel Homes, with over 15,000 homes proudly constructed, this BUILT GREEN® certified home delivers outstanding quality, exceptional craftsmanship, and energy-efficient features designed to reduce your utility costs while providing year-round comfort. This is your opportunity to own a beautifully designed home that combines style, flexibility, and long-term value. Standard features include 9' main floor ceilings, quartz counter tops, luxury vinyl plank flooring, soft close cabinets & smart home essentials!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326517
Bedrooms	5
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,551 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,379 sq. ft.
Lot Frontage:	29'4¾"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2311345
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	See Remarks, Wood Frame, Wood Siding
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$570.00
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	Other
Appliances:	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Kitchen · 47'7" × 30'2" ·
Main Floor	Nook · 34'9" × 31'2" ·
Main Floor	Great Room · 45'11" × 41'4" ·
Main Floor	Bedroom · 28'10" × 26'7" ·
Upper Level	Bedroom - Primary · 51'10" × 36'5" ·
Upper Level	Bedroom · 44' × 26'7" ·
Upper Level	Bedroom · 43' × 28'10" ·
Upper Level	Bedroom · 35'9" × 32'10" ·

Upper Level	Bonus Room · 42'8" × 36'1" ·
Upper Level	Flex Space · 30'2" × 27'7" ·
Upper Level	Laundry · 32'2" × 22'8" ·
Title to Land:	Fee Simple
Community Features:	Lake, Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Pantry, Stone Counters
Exterior Features:	Other
Patio And Porch Features:	Other
Lot Features:	Back Yard, Front Yard, No Back Lane, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Jul 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/346-magnolia-way-se-calgary-a2326517/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.