86 Magnolia Street SE

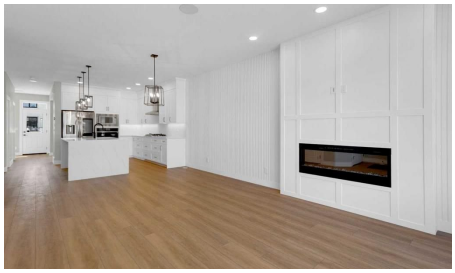
Calgary | Active | MLS® A2318445

$728,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2024**	**1,866.01 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

OPEN HOUSE SATURDAY OCT 24th 2PM - 4PM.....QUALIFIED FIRST TIME BUYERS WILL BE ELIGIBLE FOR THE GST REBATE! THE SHOW HOME IS FOR SALE!!! Welcome to Your Dream Home in Calgary's most sought-after lake community sought-after- Where Luxury Meets Practical Living! Step into this masterpiece built by EXCEL HOMES - the upgraded Berkley model offering 1866 SF of contemporary design, exceptional functionality AND a 2-bedroom LEGAL BASEMENT SUITE W/PRIVATE ENTRY. This home is FULLY AIR CONDITIONED, FULLY LANDSCAPED front and back (incl a rear deck) and ITS PROFESSIONALLY & BEAUTIFULLY DECORATED. FIBRE CEMENT SIDING protects your investment. Nestled in Calgary’s vibrant LAKE COMMUNITY, you’ll enjoy quick access off Stoney Trail or Deerfoot Trail. From the moment you walk in, this home will impress with its thoughtful layout and premium finishes. The open-concept floor plan seamlessly connects the living room, dining area, and showstopper kitchen - the true heart of the home. Cook like a pro in your chef-inspired kitchen with upgraded stainless steel appliances including built-in microwave & oven, chimney-style hood fan, and an abundance of cabinets and deep pot drawers...and a massive waterfall island w/even more storage! A huge walk-in pantry is a chef’s delight. Under cabinet, pendant & pot lighting as well as the large windows, make this a bright & airy home. The living room boasts feature wall fireplace & ship lap walls. You'll also find a versatile flex room at the back of the house - perfect for home office, playroom or guest bedroom. Metal railings lead you upstairs to the second level, which offers three spacious bedrooms, including a stunning primary suite with a walk-in closet and dual sink ensuite. A vaulted bonus room with pot lighting adds an elevated family retreat, and the convenient upper-level laundry room makes day-to-day living easier. Thinking about rental income or extended family options? This home offers a LEGAL TWO BEDROOM SUITE, all done to upstairs standards and a private exterior SIDE ENTRANCE. This is an amazing opportunity for rental income or extended family! As a Certified Built Green home, you’ll benefit from energy-saving features and smart home tech, including Ring doorbell, Wi-Fi-enabled garage opener, smart thermostat, extra CAT6 and USB outlets, plus 9' knockdown ceilings, metal stair railings, and luxury vinyl plank flooring on the main level. Whether you're a growing family, savvy investor, or multi-generational household, this is the home you've been waiting for. This home has a GOLD STAR BUILT GREEN RATING!! Move in, unpack, and start living your best life in Mahogany. Quick possession is available so you can spend your summer at the Lake!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2318445
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:	1,866.01 sq. ft.
Main Level Finished Area:	903.23 sq. ft.
Below Grade Finished Area:	850.26 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,970 sq. ft.
Lot Frontage:	26'5"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2024 (Age: 2)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2410897
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, See Remarks, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	No
Parking:	Off Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, See Remarks, Upper Level
HOA Fee:	$570.00
City Quadrant:	Southeast
Community:	Mahogany
Amenities:	None
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer
Inclusions:	2nd Refrigerator, 2nd Dishwasher, 2nd Stove, 2nd Dishwasher, 2nd Washer and Dryer
Restrictions:	None Known
Main Floor	Living Room · 17'7" × 14'1" ·
Main Floor	Kitchen · 17' × 14'11" ·
Main Floor	Dining Room · 10'9" × 9'6" ·

Main Floor	Mud Room · 13'8" × 6'5" ·
Main Floor	Foyer · 5'5" × 4'8" ·
2nd Floor	Family Room · 13'5" × 11'1" ·
2nd Floor	Bedroom - Primary · 13'1" × 12'3" ·
2nd Floor	Walk-In Closet · 9'5" × 4'9" ·
2nd Floor	Bedroom · 13'11" × 9'5" ·
2nd Floor	Bedroom · 10'6" × 9'6" ·
2nd Floor	Laundry · 8'2" × 5'2" ·
Basement	Eat in Kitchen · 16' × 8'6" ·
Basement	Living Room · 16'9" × 11'2" ·
Basement	Bedroom · 11'8" × 9'4" ·
Basement	Bedroom · 12'10" × 9'9" ·
Basement	Laundry · 6'8" × 5'5" ·
Basement	Furnace/Utility Room · 13'8" × 7'7" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Deck, Front Porch, See Remarks
Lot Features:	Back Lane, Front Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G

Listed Date:	Jun 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/86-magnolia-street-se-calgary-a2318445/

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