# $819,900 - 268 Magnolia Crescent Se, Calgary

MLS® #A2238789
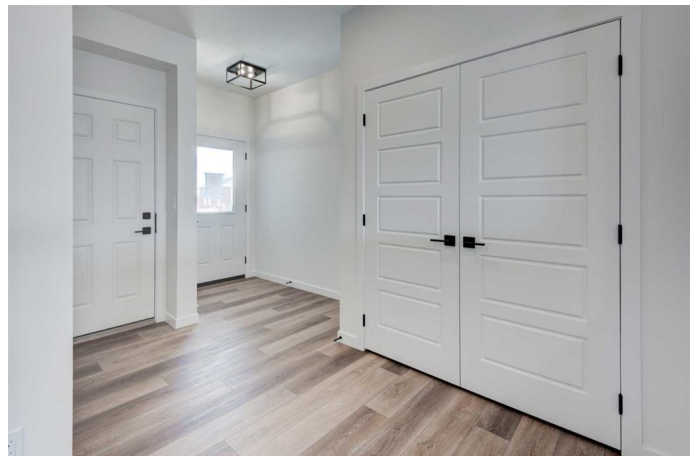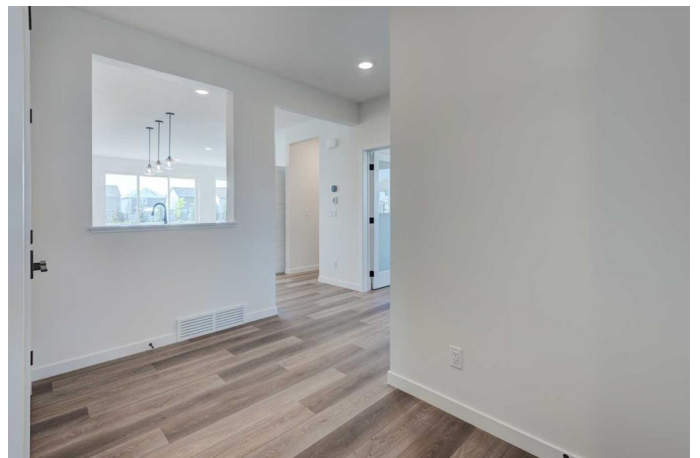
## $819,900

4 Bedroom, 3.00 Bathroom, 2,223 sqft
Residential on 0.08 Acres

Mahogany, Calgary, Alberta



Welcome to Your Dream Home! Brand New & Never Lived In! Built by Excel Homes, this stunning, upgraded Collingwood model is located in the beautiful community of Mahogany, minutes from the lake, community parks and the wetland reserves. Designed for both families and entertainers, this home offers 2,222 square feet of thoughtfully crafted living space, modern luxury, and incredible future potential with zoning for a LEGAL BASEMENT SUITE (with city approvals). FOUR BEDROOMS above grade! Upon entering, you'll be greeted by a spacious entryway leading to an open concept main floor. The family room and dining area are designed for comfort and entertainment. You'll love the well separated main floor office/flex space. At the heart of the home is the chef's kitchen, featuring SS appliances, crisp white cabinets, stone counters & large island. In addition, the main floor boasts a HUGE pantry featuring additional space that could be used as further prep and baking space or a breakfast and coffee bar offering storage. Oversized patio doors lead to a deep and spacious south facing backyard , flooding the main floor w/natural light to create a bright and welcoming atmosphere. With 9 foot ceilings and luxury vinyl plank flooring, the entire main level exudes both elegance and functionality. Upstairs, you'll find FOUR generously sized bedrooms, perfect for your growing family. The primary suite is a peaceful retreat, offering a spa like 5 piece ensuite with an oversized

shower, a relaxing soaker tub, dual sinks and a large walk-in closet. The central bonus room is an inviting space for family movie nights or relaxation. The upper level is complete with a convenient laundry room and a spacious family bathroom. This home offers even more potential with its RG zoning, which allows for the development of a legal basement suite (subject to city approvals & permits). The basement is already equipped with rough-in's for suite development and features a separate side entrance, making future suite development easy. Whether you're looking to create a mortgage helper or an in law suite (with city approvals and permits), this home has you covered. Quick possession is available, so you can start living your dream sooner. Don't wait, book your private viewing today! Taxes for 2025 have not yet been established. Taxes listed at 4500$/yr is an approximate.

Built in 2025

## Essential Information

| | |
|---|---|
| MLS® # | A2238789 |
| Price | $819,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,223 |
| Acres | 0.08 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 268 Magnolia Crescent Se |

| | |
|---|---|
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 3T3 |

## Amenities

| | |
|---|---|
| Amenities | Clubhouse |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

## Interior

| | |
|---|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters |
| Appliances | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished |

## Exterior

| | |
|---|---|
| Exterior Features | BBQ gas line, Other, Playground, Private Yard |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | July 14th, 2025 |
| Days on Market | 4 |
| Zoning | R-G |
| HOA Fees | 560 |
| HOA Fees Freq. | ANN |

## Listing Details

Listing Office        CIR Realty