

\$744,999 - 259 Magnolia Drive Se, Calgary

MLS® #A2269458

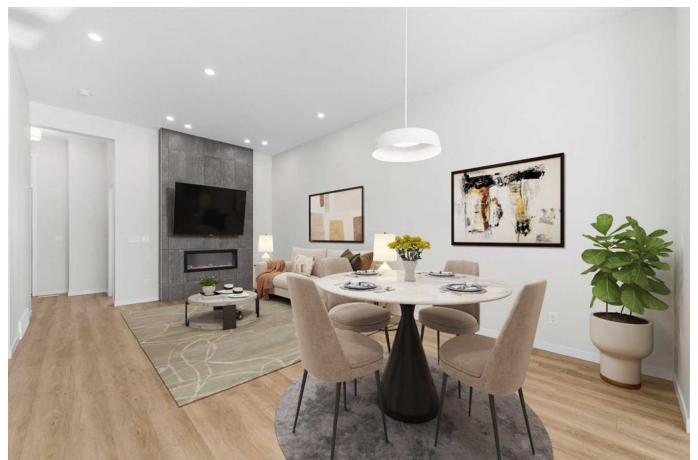
\$744,999

6 Bedroom, 5.00 Bathroom, 1,716 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

Welcome to Mahogany, Calgary's premier 4-season lake community! This like-new, move-in ready home offers over 2,510 sq. ft. of total developed living space, highlighted by a 2-bedroom, 2-bathroom LEGAL SUITE designed for extra income or extended family. The main floor features a bright open-concept layout, soaring ceilings, 8-ft doors, and contemporary finishes throughout. A beautifully appointed two-toned kitchen showcases quartz countertops, stainless steel appliances, a trendy white tile backsplash, and a large central island perfect for gatherings. The spacious living room centers around a sleek modern tiled fireplace, while a bedroom on the main floor with a full bathroom offers versatility for guests, home office, or multi-generational living. Upstairs, you'll find a bonus room, 3 generous bedrooms, and 2 full bathrooms, including a serene primary retreat with private ensuite. The legal basement suite is a standout feature – complete with its own entrance, separate furnace and laundry, 2 bedrooms, 2 full bathrooms, and a modern kitchen with high-end finishes. Perfect for generating income while maintaining privacy and comfort on both levels. Outside, this home is fully landscaped front and back, with a south-facing yard ideal for enjoying sunny afternoons, plus a double detached garage for convenience. Additional upgrades include central air conditioning, low-maintenance yard design, and clean, neutral tones throughout that



complement any style. Located directly across from a beautiful green space and park, this home offers incredible value. Enjoy all that Mahogany has to offer – lake access, beaches, skating, schools, shops, restaurants, and the South Health Campus just minutes away. Whether you’re looking to invest or move right in, this Mahogany home is a true turnkey opportunity. Schedule your private showing today and see why this home stands out in one of Calgary’s most desirable lake communities!

Built in 2022

Essential Information

MLS® #	A2269458
Price	\$744,999
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	1,716
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	259 Magnolia Drive Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3S6

Amenities

Amenities	Other
Parking Spaces	2

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Gas, Living Room, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks, Other
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Other
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	13
Zoning	R-G
HOA Fees	599
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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