$845,000 - 12 Magnolia Crescent Se, Calgary

MLS® #A2219127

$845,000
3 Bedroom, 3.00 Bathroom, 2,286 sqft
Residential on 0.08 Acres

Mahogany, Calgary, Alberta

Experience Lake Life â€“ Invest in a Lifestyle, Not Just a Home!

Welcome to this beautifully crafted two-storey home by Hopewell, perfectly positioned in one of Calgaryâ€™s most desirable and family-friendly communities. This 3-bedroom residence offers a harmonious blend of luxury, comfort, and everyday convenience.

From the moment you enter, you're greeted by warm-toned luxury vinyl plank flooring that seamlessly spans the main level, paired with a soft, neutral color palette that creates an inviting atmosphere. Designed with modern living in mind, the open-concept layout is ideal for both entertaining and daily life.

The spacious living room is filled with natural light, thanks to a large window overlooking the backyard, and flows effortlessly into the dining area and gourmet kitchen. Here, you'll find sleek quartz countertops, ample cabinet and counter space, high-end stainless steel appliancesâ€”including a gas stoveâ€”and a massive walk-through pantry that provides abundant storage.

Upstairs, unwind in the cozy central family roomâ€”perfect for movie nights or a childrenâ€™s play zone. The luxurious primary suite is a true retreat, featuring expansive closets and a spa-inspired 5-piece ensuite with double vanities, a large

glass-enclosed tile shower, and a deep soaker tub. Two additional spacious bedrooms, a stylish 4-piece bath, and a convenient upper-level laundry room complete the second floor.

The unfinished basement offers endless possibilities to create the space of your dreamsâ€”whether thatâ€™s a home theatre, gym, additional bedrooms, or a suite for multi-generational living.

Outside, enjoy summer BBQs or your morning coffee in the fully fenced backyard. The double attached garage and extended driveway provide parking for up to four vehicles.

Situated just minutes from Mahogany Beach Club, West Beach, and the lake, as well as the stunning 74-acre wetlands, this home also enjoys close proximity to top-rated public and Catholic schools, parks, playgrounds (including one right across the street), shopping, dining, and every essential amenity.

Donâ€™t miss this incredible opportunity to own a piece of the lake life in one of Calgaryâ€™s most vibrant communities. Book your private showing today!

Built in 2023

Essential Information

MLS® #	A2219127
Price	$845,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,286
Acres	0.08

Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12 Magnolia Crescent Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3M8

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Quartz Counters
Appliances	Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2025
Days on Market	2
Zoning	R-G

HOA Fees	555
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First

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