

\$839,900 - 76 Magnolia Bay Se, Calgary

MLS® #A2201525

\$839,900

3 Bedroom, 3.00 Bathroom, 2,266 sqft
Residential on 0.09 Acres

Mahogany, Calgary, Alberta

10 Reasons Youâ€™ll Love This Home. 1. Over \$150,000 in Upgrades â€“ Thoughtfully selected, high-end finishes and enhancements make this home a standout choice for demanding buyers. Every detail has been carefully considered, offering the perfect blend of modern convenience, style, and comfort. 2. Better Than New â€“ Less than a year old and already featuring significant improvements, this home offers the benefits of new construction without the wait or hassle. 3. Unbeatable Location â€“ Situated in one of Calgaryâ€™s premier lake communities, this home backs onto an open view with a sun-soaked south-facing backyard. 4. Rare Pie-Shaped Lot â€“ Enjoy a larger, more functional yard with enhanced privacy and windows on both sidesâ€”something you wonâ€™t often find in newer homes. \$1,200 Landscaping certificate is included with the purchase. 5. Bright & Airy Living Space â€“ The open-concept design is complemented by south-facing windows, flooding the home with natural light throughout the day. 6. A Chefâ€™s Dream Kitchen â€“ Fully upgraded with a premium induction cooktop, double built-in oven, high-end fridge and dishwasher, under-cabinet lighting, and a reverse osmosis filtration system for both the kitchen faucet and fridge. The oversized granite waterfall island is the perfect statement piece for entertaining. 7. Smart & Stylish Window Coverings â€“ Motorized blinds throughout the home provide effortless light control and privacy at the touch



of a button. 8. Year-Round Comfort – A high-efficiency heat pump ensures convenient heating and cooling, plus an addition of a gas as a second heat source for those extra chilly winter nights. 9. EV-Ready Garage – An upgraded 50-amp electric car charger is already installed—ideal for current or future EV owners. 10. Many more upgrades to mention and must be seen to appreciate, including 9 foot ceilings on both main and the second floor with 8 foot enlarged doors all throughout the home, heated floors, solar panels, 3 zones climate control, video security system with local storage, water softener, upgraded bathrooms with floating vanities and ambient lighting, Alberta New Home Warranty and many, many, many more.

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2201525 |
| Price | \$839,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,266 |
| Acres | 0.09 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 76 Magnolia Bay Se |
| Subdivision | Mahogany |
| City | Calgary |
| County | Calgary |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T3M 3S4 |

Amenities

| | |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Beach Access, Clubhouse, Park, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room, Racquet Courts |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Tankless Hot Water, Vinyl Windows, Wired for Data, Wired for Sound |
| Appliances | Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Induction Cooktop, Oven-Built-In, Refrigerator, Tankless Water Heater, Washer, Water Purifier, Water Softener, Window Coverings |
| Heating | Electric, Forced Air, Natural Gas, Heat Pump, Solar |
| Cooling | Central Air, ENERGY STAR Qualified Equipment, Full |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Other |
| Lot Description | Corner Lot |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 35 |
| Zoning | R-G |
| HOA Fees | 582 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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