

\$819,000 - 20 Magnolia Bay Se, Calgary

MLS® #A2245420

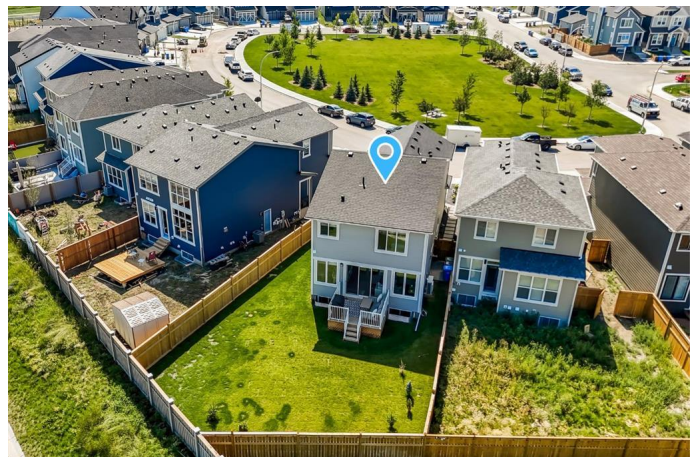
\$819,000

5 Bedroom, 3.00 Bathroom, 2,260 sqft

Residential on 0.12 Acres

Mahogany, Calgary, Alberta

Step into this immaculately kept 5-bedroom home in Calgary's award-winning lake community of Mahogany, where thoughtful design meets elevated comfort and functionality. Shows like NEW, comes with NEW HOME WARRANTY and comes builder ready for SECONDARY SUITE (pending city permits) including basement insulation, drywall, electrical and plumbing rough-in. Ideally located directly across from a scenic green space and just a 5-minute stroll to a second large playground, this home offers an exceptional lifestyle inside and out. The welcoming front entry opens into a spacious main floor with 9-foot ceilings and an open-concept layout with a beautifully upgraded kitchen. Designed for both entertaining and everyday living, the kitchen features quartz countertops, soft-close drawers, premium cabinetry, upgraded hardware, a deep undermount sink, gas stove, and stainless steel appliances. A generous walk-in pantry adds extra storage, while the large island provides the perfect gathering place. The living feature a gas fireplace and the dining area is flooded with natural light all seamlessly connected to the deck and backyard, where a BBQ gas hookup makes summer hosting a breeze. Also on the main level is a full 4-piece bathroom and a rare main floor bedroom—perfect as a guest suite or a private home office tucked quietly away from the main living areas. SEPARATE ENTRANCE access is at the basement stairs.



Upstairs, you'll find four generously sized bedrooms, including the luxurious primary suite with a spa-inspired 5-piece ensuite featuring double vanities, a soaker tub, upgraded tile, and a walk-in closet. A second 5-piece bathroom and a vaulted ceiling bonus room ideal for family downtime or entertaining. The basement offers 9-foot ceilings, a separate side entrance, partial finishing including drywall and electrical, and rough-ins for a future bathroom ideal for future suite (pending city permits). This home features from triple-pane windows throughout for improved energy efficiency. Outside, the large pie-shaped lot features low-maintenance landscaping in the front, gemstone exterior lighting, and a sunny backyard. A double garage, driveway and generous street parking make having guests over a breeze. All this comes with full access to Mahogany's lake and beach club, where you'll enjoy year-round activities including swimming, paddleboarding, skating, tennis, community events, and more. With excellent schools, shops, restaurants, scenic wetlands, and Calgary's largest freshwater lake just minutes away, this home offers unmatched value in one of the city's top communities. Book your showing today!

Built in 2023

Essential Information

MLS® #	A2245420
Price	\$819,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,260
Acres	0.12
Year Built	2023
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	20 Magnolia Bay Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3M9

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 3rd, 2025
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Days on Market	18
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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