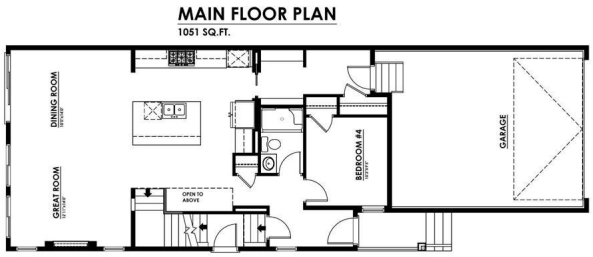
$974,900 - 33 Magnolia Path Se, Calgary

MLS® #A2241960

$974,900
6 Bedroom, 3.00 Bathroom, 2,338 sqft
Residential on 0.09 Acres

Mahogany, Calgary, Alberta



Incredible Opportunity â€“ Brand New 2025 Jayman BUILT Legal Suite, 6 Bedrooms, 4 Full Bathrooms & Prime Mahogany Lake Location! Welcome to the stunning â€œKARMA 24â€• Signature Home, expertly crafted by Jayman BUILT, offering nearly 3,300 sq. ft. of total living space across three beautifully finished levels with a LEGAL BASEMENT SUITE and side entranceâ€”perfect for multigenerational living or rental income. Ideally situated in the prestigious lake community of Mahogany, this home offers unmatched access to parks, schools, shopping, South Health Campus, the worldâ€™s largest YMCA, and, of course, Mahogany Lake's year-round activities including beaches, skating, and more. From the moment you enter, you'll be captivated by the quality craftsmanship and luxurious LVP flooring that flows throughout the open-concept main level. Designed for both entertaining and daily living, the spacious gourmet kitchen features gleaming quartz countertops, a large central island, walk-through pantry, and premium KitchenAid stainless steel appliances including a 25 cu. ft. French door refrigerator with ice maker, built-in microwave, Broan cabinet hood fan, and gas cooktop. A generous dining area opens to the expansive great room, all bathed in natural light and extending seamlessly to your private backyard through sliding patio doors. A main floor bedroom with full 3-piece bathâ€”featuring a walk-in shower with sliding

glass doorâ€”offers flexibility for guests or aging family members. Upstairs, youâ€™ll find an impressive layout with 1,290+ sq. ft., including a centralized bonus room, convenient upper laundry, two well-sized bedrooms, and a stylish 4-piece bath. The showstopping primary suite offers a true retreat, featuring dual vanities, makeup desk, a luxurious standalone soaker tub, glass shower, and a massive walk-in closet. The professionally finished legal basement suite features a separate side entrance, a full kitchen, a living area, two additional bedrooms, a full bathroom, laundry facilities, and generous windows that offer abundant natural lightâ€”ideal for long-term rental or extended family use. Enjoy peace of mind with energy-efficient features, including triple-pane windows, a tankless hot water heater, a high-efficiency furnace, and solar panel rough-ins. BONUS: This home qualifies for the CMHC Eco Plus Rebate, offering up to 25% back on mortgage insurance premiums for climate-friendly homes! Whether you're looking for an investment property, a large family home, or a flexible multigenerational layout, this home offers it all in one of Calgaryâ€™s most desirable lake communities. Donâ€™t miss outâ€”schedule your private showing today!

Built in 2024

Essential Information

MLS® #	A2241960
Price	$974,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,338
Acres	0.09
Year Built	2024

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	33 Magnolia Path Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3X7

Amenities

Amenities	Dog Park
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	11

Zoning	R-G
HOA Fees	558
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.

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